

ARTICLE VI
AGRICULTURAL/ RESIDENTIAL DISTRICT (Low Density)

SECTION 601: Introduction to A/R-1 Zone

60101 The A/R-1 Agricultural/Residential District is made up of a compatible mingling of certain low-density residential areas of Adams Township with agricultural operations. This zone is designed to maintain a rural residential character in those parts of Adams Township where it now exists by providing areas for single family dwellings.

60102 The A/R-1 zone provides a useful alternative to the exclusive farm use Agricultural Zone, and allows for the expansion of the tax base through residential properties without the pressures of urbanization.

§ 60103 The A/R-1 Zone recognizes the need for single family housing in a rural setting that once was an exclusive farming sector of the township.

§ 60104 Development in the A/R-1 Zone is limited to a relatively low concentration of dwellings, large lot sizes, and permitted uses similar to the Agricultural Zone, plus certain additional uses such as schools, parks, churches, and some public facilities which will serve the residents of the district.

SECTION 602: Permitted Uses in A/R-1 Zone:

60201 The following is a list of permitted uses in the Agricultural/Residential (low-density) “A/R-1” district.

- a. Single Family Dwellings
- b. Public, Private and Parochial Schools
- c. Church and similar places of worship
- d. Convent, Monastery, Rectory or Parish House
- e. Cemetery and necessary incidental structures
- f. Family Farming and Agricultural Uses
- g. Animal Hospital
- h. Roadside Stand for sale of farm products
- i. Public Out-door Recreation Areas and Facilities
- j. Parking of Boats, Boat Trailers, and Recreational Vehicles (RV’s) not used as dwellings on the premises, for personal usage. Must be registered by property owner and meet the setbacks.
- k. Temporary building used for construction purposes, not to exceed one year and similar type uses.
- l. Planned Residential Development (see Article XVII, SECTION 1703),
 - m. Public Utility Structures.

SECTION 603: Permitted Accessory Uses in A/R-1 Zone:

- § 60301 Accessory uses permitted in the Agricultural/Residential (low density) “A/R-1” district, shall be limited to those incidental to any of the permitted uses listed in SECTION 602 of this Article, and shall include but not be limited to:
- a. Incidental uses to single family dwellings,
 - b. Incidental uses to family farming and agriculture,
 - c. Home occupation pursuant to regulations for home occupations in ARTICLE XVII, SECTION 1709 of this ordinance.
 - d. Private Garages,
 - e. Off Street Parking and Loading Facilities must fall within primary and permitted uses.

SECTION 604: Permitted Uses by Special Exception in A/R-1 Zone:

- § 60401 Special exception uses listed for the Agricultural/Residential (low density) “A/R-1” district, may be permitted by a ruling of the Adams Township Zoning Hearing Board and are subject to the procedures and requirements set forth in Article XVII and Article XVIII of this ordinance.
- a. Communication towers,
 - b. Public Utility Structures,
 - c. Hospital and Nursing Homes,
 - d. Day-care Facility,
 - e. Similar type uses specifically approved by the Zoning Hearing Board
 - f. (3) or more Storage Sheds or buildings,
 - g. Kennels.

SECTION 605: Non-permitted Uses in AR-1 Zone:

- 60501 The following uses are not permitted in the Agricultural/Residential (low density) “A/R-1” District.
- a. Surface Mining,
 - b. Deep Mining,
 - c. Institutions for the Mentally Handicapped, Psychiatric Patients, or Substandard Abuse Patients,

- d. Mobile Home Parks,
- e. Mobile Homes
- f. Waste Disposal,
- g. Land Fill Operations,
- h. (CAO) Concentrated Animal Operations
- i. (CAFO) Concentrated Animal Feed Operation, and
- j. All other uses not defined in SECTIONS 602,603, or 604, of this article unless the Zoning Hearing Board of Adams Township grants the property owner or developer a special exception.

SECTION 606: General Provisions and Requirements for Uses in A/R-1 Zone:

§ 60601 The general provisions and restrictions shall be applied to all uses in the Agricultural/Residential (low-density) “A/R-1” district.

§ 60602 Setback Requirements: No single or double residential building or structure shall be erected or enlarged unless the minimum setback distances and yard areas are maintained as provided.

Interior lot:

- (1) Front – fifty feet (50’)
- (2) Rear – twenty-five feet (25’)
- (3) Side – fifteen feet (15’)

Corner Lot

- (1) Front Yard – fifty feet (50’)
- (2) Side Yard Abutting Street – thirty-five feet (35’)
- (3) Interior Side Yard – fifteen feet (15’)
- (4) Rear – twenty-five feet (25’)

§ 60602 Height Restrictions:

- a. Single Family Dwellings shall be limited to three stories not exceeding forty-five (45) feet above ground.
- b. Agricultural structures shall be limited to not more than six stories not exceeding sixty (60) feet above ground.
- c. Church or similar place of worship shall be limited to forty-five (45) feet for the principal building and seventy-five (75) feet for steeples or towers.
- d. Accessory buildings and sheds shall be limited to twenty-five (25) feet.

Other permitted uses by special exception shall also meet the above height restrictions for similar structures as determined by the zoning hearing board.

§ 60603 Lot Area Size Limitations:

Residential Use: With Public Sewer and Water

- (1) Single detached family dwelling – twenty-one thousand, seven hundred eighty (21,780) square feet or ½ acre and a minimum width at the building line of eighty (80) feet.

Residential Use: Without Public Sewer and Water

- (1) Single detached family dwelling – one (1) acre and a minimum width at the building line of one hundred twenty (120) feet. (43,560 feet)

Public, Private, and Parochial School;

- (1) Elementary School– Five (5) acres plus one (1) acre per one hundred (100) students at design capacity.
- (2) Junior High School – eight (8) acres plus one (1) acre per one hundred (100) students at design capacity
- (3) Senior High School – twelve (12) acres plus one (1) acre per one hundred (100) students at design capacity

Other permitted uses require a minimum lot area of two (2) acres and a minimum width of two hundred (200) feet at the building line.

§ 60604 Percentage of Lot Coverage: The total building area including accessory uses shall not cover more than 30% of the lot area.

§ 60605 Dwelling Standards:

- a. Every one story detached single family dwelling hereafter erected or altered shall have a minimum floor area of not less than one thousand two hundred (1,200) square feet of living space. (This excludes any basement living space.)
- b. Every two-story detached dwelling hereinafter erected or altered shall have a minimum floor area of one thousand two hundred (1,200) square feet of living space.

§ 60606 Off-street Parking and Loading Facilities shall be provided in accordance to the provisions of Article XVIII, SECTION 1802 of this Ordinance.

§ 60607 Signs shall be constructed and erected in accordance with the provisions of Article XIX, SECTIONS 1901, 1902 of this Ordinance.

§ 60608 Special Conditions and Exceptions:

- a. No building, structure, or use shall be permitted within fifty feet (50') of any natural/intermittent and/or permanent watercourse flowing or traversing the property.
- b. No building, structure, or use shall be permitted within fifty feet (50') of any naturally occurring lake or pond on the property.
- c. No building or structure shall be erected upon any slope that exceeds a grade of 25% unless the architectural design conforms to the landscape in a manner minimizing site preparation and excavation work and is constructed.

- d. Structures such as a dock or boathouse may be permitted by special exception on the shorelines of lakes, ponds, or rivers provided all requirements of PA DEP and PA Fish and Boat Commission are met.
- e. Storage Trailers shall be located inside property line set backs for the appropriate zoning district. Trailers in residential districts shall be limited to 1 per occupied resident for a period of not longer than 30 days unless being used for construction storage. Trailers must be removed within 30 days after completion of project as determined by the zoning officer.
- f. Construction trailers set within outside the building setbacks with approval of the zoning officer. The number of storage trailers on construction sites shall not be limited.

60609 Livestock Density:

- a. Maintenance of livestock should be at a population density no greater than two (2) animal units per square acre [one animal unit equals one thousand (1,000) pounds.]
- b. Densities greater than the above recommendation must be accompanied by an approved Natural Resources Conservation Service Management Plan.

ARTICLE VII
RESIDENTIAL DISTRICT R-2 (medium density)

SECTION 701: Introduction to R-2 Zone

§ 70101 The R-2 Residential (medium density) District consists of certain medium-density residential areas of Adams Township. It represents a compatible mingling of single-unit and multiple unit dwellings and allows mobile home parks by special exception.

§ 70102 The R-2 Residential (medium density) District provides for certain open areas where similar residential development appears likely to occur.

§ 70103 The regulations for this district are designed to stabilize and protect the essential characteristics of the district, promote and encourage a suitable environment for family life, and prohibit all activities of a commercial nature, except the home offices of doctors, ministers, lawyers, and other professionals. The district also provides for certain home occupations and funeral homes but places specific limitations governing the size and extent of such non-residential activities.

§ 70104 Development is limited to a relatively medium concentration of permitted uses. Typical to this zone are single and two family dwellings, row dwellings, garden apartments, plus certain additional uses such as parks, schools, churches, commercial convenience services, professional offices and essential public facilities that serve the residents of the district.

SECTION 702: Permitted Uses in R-2 Zone

§ 70201 The following is a list of permitted uses in the Residential (medium density) “R-2” district.

- a. Single family detached dwellings,
- b. Two family detached dwellings,
- c. Townhouses
- d. Garden apartments,
- e. Public, private and parochial schools,
- f. Public library,
- g. Church and similar places of worship, Convent, monastery, rectory or parish houses to be occupied by not more than ten (10) persons,
- h. Cemetery and necessary incidental structures,
- i. Public out-door recreation areas and facilities, (except amusement parks) such as playgrounds, picnic grounds, swimming clubs, camps, camp grounds, RV grounds, golf courses or country clubs (except driving ranges and miniature golf courses),

SECTION 703: Permitted Accessory Uses in R-2 Zone

§ 70301 Accessory uses permitted in the Residential (medium density) “R-2” district, shall be limited to those incidental to any of the permitted uses listed in SECTION 702 of this Article, and shall include but not be limited to:

- a. Home occupation pursuant to regulations for home occupations in ARTICLE XVII, SECTION 1709 of this ordinance.
- b. Fence or ornamental wall,
- c. Private garage,
- d. Off street parking of boats, boat trailers, and travel trailers campers and RV's not used as dwellings on the premises that must meet the set backs,
- e. Private swimming pool appurtenant to any dwelling,
- f. Loading facility,
- g. Pavilion and shed up to 120 sq. feet five feet from property line.

SECTION 704: Permitted Uses by Special Exception in R-2 Zone

§ 70401 Special exception uses listed for the R-2 Zone, may be permitted by a ruling of the Adams Township Zoning Hearing Board and are subject to the procedures and requirements set forth in Article XVII and Article XVIII of this ordinance.

- a. Planned residential development,
- b. Hospital and nursing homes,
- c. Day-care facility,
- d. Mobile home park,
- e. Funeral home,
- f. Bed & Breakfast house,
- g. (3) or more Storage Sheds or Buildings
- h. Restraunts, Convience Stores, Professional Offices
- i. Similar type uses specifically approved by the Zoning Hearing Board.

SECTION 705: Non-permitted Uses in R-2 Zone

70501 The following uses are not permitted in the Residential (medium density) “R-2” district.

- a. Amusement Parks
- b. Commercial establishments, except as described above in introduction of the R-2 Zone
- c. Communications towers,
- d. Deep mining facilities,
- e. Institutions for the mentally handicapped, psychiatric patients, or substance abuse patients,
- f. Industrial establishments
- g. Land-fill operators
- h. Mobile Home, if not in a mobile home park,

- i. Management of livestock,
- j. Manufacturing facilities,
- k. Parking of commercial vehicles or trailers,
- l. Surface mining
- m. Waste disposal facilities,
- n. All other uses not defined in SECTIONS 702, 703 or 704, of this article unless the Zoning Hearing Board of Adams Township grants the property owner or developer a special exception.

SECTION 706: General Provisions and Requirements for Uses in R-2 Zone

§ 70601 The general provisions and restrictions shall be applied to all uses in the Residential (medium density) “R-2” district.

§ 70602 Setback Requirements: No building or structure shall be erected or enlarged unless the minimum setback distances are maintained and yard areas are maintained as provided.

Interior Lot:

- (1) Single or double detached residential units
 - (a) Front yard – thirty-five (35’) feet,
 - (b) Side yard – fifteen (15’) feet,
 - (c) Rear yard – fifteen (15’) feet.
- (2) Multiple family dwellings, row dwellings,
 - (a) Front yard – thirty-five (35’) feet,
 - (b) Side yard – twenty (20’) feet,
 - (c) Rear yard – thirty (30’) feet.
- (3) Churches or similar places of worship,
 - (a) Front yard – forty (40’) feet,
 - (b) Side yard – forty (40’) feet,
 - (c) Rear yard – thirty (30’) feet.

Corner Lot:

- (1) Single or double detached residential units,
 - (a) Front yard – thirty-five (35’) feet,
 - (b) Side yard abutting street – thirty-five (35’) feet,
 - (c) Interior side yard – twenty (20’) feet,
 - (d) Rear side yard– fifteen (15’) feet,
- (2) Multiple family dwellings, row dwellings,

- (a) Front yard – thirty-five (35') feet,
- (b) Side yard abutting street – thirty-five (35') feet,
- (c) Interior side yard – twenty (20') feet,
- (d) Rear side yard– thirty (30') feet,
- (3) Churches or similar places of worship,
 - (a) Front yard – forty (40') feet,
 - (b) Side yard abutting street – forty (40') feet,
 - (c) Interior side yard – thirty (30') feet,
 - (d) Rear side yard– thirty (30') feet,
 - (e) Exceptions: Where more than fifty percent (50%) of the lots within a block in either direction fronting a street contain existing structures, front yard and rear yard set back may be reduced to conform to set back line of existing structures.

Landscape area is included in setback dimensions.

70603 Height Restrictions: The maximum height of buildings hereafter erected or altered shall be as follows:

- a. Single or two family dwellings shall be limited to two and one half (2 ½) stories not exceeding thirty-five (35) feet above ground.
- b. Church or similar place of worship shall be limited to forty-five (45) feet for the principal building and sixty-five (65) feet for steeples or towers.
- c. Accessory buildings shall be limited to twenty-five (25) feet and sheds to ten (10) feet above ground.
- d. Special Condition: Garden apartments shall be limited to three (3) stories not exceeding forty (40) feet and only where topography warrants.
- e. Other permitted uses by special exception shall also meet the above height restrictions for similar structures as determined by the zoning hearing board.

§ 70604 Lot Area Size Limitations: The minimum lot area for every building hereafter erected or altered shall be as follows:

Residential use:

- (1) Single family detached dwelling – twelve thousand (12,000) square feet and a minimum width at the building line of sixty (60) feet.
- (2) Two family detached dwelling – fourteen thousand (14,000) square feet and a minimum width at the building line of eighty (80) feet.
- (3) Townhouse – not less than four thousand (4,000) square feet per unit and two hundred (200) feet width at the building line.
- (4) The minimum lot size for a townhouse complex shall be one (1) acre.
- (5) Garden apartment – three thousand (3,000) square feet per unit and three hundred (300) feet width at the building line.

(6) The minimum lot size for a garden apartment complex shall be two (2) acres.

Non- residential use:

- (1) All buildings will have a minimum lot area of one (1) acre.
- (2) Lot width shall be one hundred (100) feet at the building line.

Public, private, and parochial School

- (1) Elementary – Five (5) acres plus one (1) acre per one hundred (100) students at design capacity,
- (2) Junior High School – Eight (8) acres plus one (1) acre per one hundred (100) students at design capacity,
- (3) Senior High School – Twelve (12) acres plus one (1) acre per one hundred (100) students at design capacity

Other permitted uses by special exception require a minimum lot area of two (2) acres and a minimum width of two hundred (200) feet at the building line.

70605 Percentage of Lot Coverage: The total building area on a lot including accessory uses shall not cover more than 35% of the total lot area.

70606 Dwelling Standards:

- a. Every one story single family dwelling hereafter erected or altered shall have a minimum floor area of not less than eight hundred (800) square feet of living space.
- b. Every two-story or two and one half (2 ½) story, single or two family, dwelling hereinafter erected or altered shall have a minimum floor area of one thousand two hundred (1,200) square feet of living space.
- c. Each **townhouse dwelling unit** shall have a minimum floor area of not less than one thousand (1,000) square feet.
- d. Any single **dwelling unit** in a **multi-family structure** shall have a minimum floor area of not less than one thousand one hundred (1100) square feet of living space.
- e. Every mobile home shall have a minimum floor area of eight hundred (800) square feet and shall be secured to the ground according to manufacturer specifications with fully enclosed approved skirting.

§ 70607 Off street parking and loading facilities shall be provided in accordance to the provisions of Article XVIII, § 1802 of this Ordinance.

§ 70608 Signs shall be constructed and erected in accordance with the provisions of Article XIX, SECTIONS 1901, 1902 of this Ordinance..

SECTION 707: Supplementary Provisions and Requirements for Uses in R-2 Zone

§ 70701 The following supplementary provisions and restrictions shall be applied to certain uses in the Residential (medium density) “R-2” district.

- A. **Storage Trailers-** Storage trailers shall be located inside property line setbacks for the appropriate zoning district. Trailers located in residential districts shall be limited to 1 per occupied residence for a period of not longer than 30 days unless being used for construction storage. Trailers must be removed within 30 days after completion of project as determined by the zoning officer.
- B. **Construction Trailer-** can be set outside the building setbacks with approval of the zoning officer. The number of storage trailers on construction sites shall no be limited.

§ 70702 Supplementary Standards for Townhouses:

Access, service, and maintenance deliveries shall be permitted in the front or rear of a townhouse unit and adequate off-street parking shall be available.

- (1) Required off street parking may be an integral part of the dwelling structure or consist of detached carports or designated parking lot areas.
- (2) There shall be a minimum of two parking spaces readily accessible to each townhouse dwelling unit.
- (3) Parking areas and access drives shall be paved -- to eliminate mud and dust -- and have appropriate curbing to control storm water drainage.

Structure density requirements and restrictions:

- (1) No more than eight (8) townhouse dwelling units shall be contained in any one townhouse dwelling structure.
- (2) Density is limited to a maximum of twelve (12) dwelling units per acre regardless of the number of detached dwelling structures constructed.

Yard design and requirements:

- (1) Yards shall be included between building structures in Unit or Group Developments (more than one dwelling structure on a lot).
- (2) Distance between buildings shall be not less than 30 feet,
- (3) Front and rear yard setbacks may be considered as an average of all the dwelling units in a single dwelling structure to allow for a varied front and rear yard treatment.
- (4) The Governing Body shall deem screening with plants or other aesthetically acceptable material permissible and subject to approval by the Adams Township Zoning Officer.
- (5) A fenced or enclosed private patio and garden area shall be provided for each townhouse dwelling unit with provision made for access to any additional rear yard or any common open space located in the rear yard.
- (6) At least ten percent (10%) of the required front yard area shall be landscaped with appropriate perennial plants and cover materials in addition to lawn.
- (7) Required setback areas shall not be used for garages, drives, parking or playground areas, or any other accessory uses permitted in this district.

§ 70703 Supplementary Standards for Garden Apartments:

Access, parking, service, and maintenance shall be as required in §70702 a (above) for Townhouses.

Structure density requirements and restrictions:

- (1) No more than sixteen (16) dwelling units shall be contained in any one garden apartment dwelling structure.
- (2) Density is limited to a maximum of sixteen (16) dwelling units per acre regardless of the number of detached dwelling structures constructed.

Yard design and requirements:

- (1) Open space areas on the off-street side of the apartment building shall account for a minimum of thirty percent (30%) of the total lot coverage.
- (2) Garden apartment complexes of more than twenty (20) dwelling units shall be equipped with recreational attractions for tenants.
- (3) Each apartment dwelling unit should be integrated with the outdoors by using large windows, patios or balconies.
- (4) Patios and balconies shall be screened for privacy by using fencing, walls or perennial plantings.

70704: Special Conditions and Exceptions:

No building, structure, or use shall be permitted within fifty feet (50) of any intermittent and/or permanent watercourse flowing or traversing the property.

No building, structure, or use shall be permitted within fifty feet (50) of any naturally occurring lake or pond on the property.

Structures such as a dock or boathouse may be permitted by special exception on the shorelines of lakes, ponds, or rivers provided any requirements of Pennsylvania Department of Environmental Protection (DEP) and PA Fish and Boat Commission are met.

No building or structure shall be erected upon any slope that exceeds a grade of 25% unless the architectural design conforms to the landscape in a manner minimizing site preparation , excavation work and additional water run-off.

ARTICLE VIII
RESIDENTIAL DISTRICT R-3 (high density)

SECTION 801: Introduction to R-3 Zone

§ 80101 The R-3 Multi-Family Residential District is composed of certain higher density residential areas of Adams Township representing a compatible mingling of multi-unit residential dwellings and professional offices.

§ 80102 The regulations for this district are designed to stabilize and protect the essential characteristics of the district; to promote and encourage a suitable environment for family life; and to prohibit all activities of a commercial nature except as approved by the Zoning Hearing Board under Special Exception and as provided for under the commercial district of this ordinance. Also, those having some aspects of residential use, such as professional business office, funeral home, and membership club, controlled by specific limitations governing the size and extent of such semi-commercial activities.

§ 80103 To these ends, development is limited to a medium concentration, and permitted uses are typically single and two-unit dwellings, row dwellings, and low-rise apartments, plus certain additional uses such as schools, parks, churches, and certain public facilities which serve the residents of the district. However, four-story apartments, with corresponding proportions of open space, also may be developed under prescribed standards of density and open space.

SECTION 802: Permitted Uses in R-3 Zone

§ 80201 The following is a list of permitted uses in the Residential (high density) “R-3” district.

- a. Four story apartments,
- b. Three story garden apartments,
- c. Motels and restaurants
- d. Rooming House,
- e. Physician, dentist,
- f. Chiropractor, architect, engineer offices,
- g. Public and private outdoor recreation area and facilities as permitted in A/R-1 district,
- h. Office structures,
- i. Medical clinics,
- j. Health club,
- k. Government or municipal office,
- l. Church,
- m. Townhouse,
- n. Daycare center,

- o. Convenience store,
- p. Gas station.
- q. Funeral Home
- r. Single Family Dwelling.

SECTION 803: Accessory Uses in R-3 Zone

§ 80301 Accessory uses permitted in the Residential (high density) “R-3” district, shall be limited to those incidental to any of the permitted uses listed in Section 802 of this Article, and shall include but not be limited to:

- a. Home occupation pursuant to regulations for home occupations in ARTICLE XVII, SECTION 1709 of this ordinance.
- b. Private garage,
- c. Off-street parking and Loading facility,
- d. Pavilion and shed not exceeding 160 sq. feet may be placed on any lot within a minimum setback of five (5) feet from all property lines.

SECTION 804: Special Exception in R-3 Zone

80401 Special Exception uses listed herein for the Residential (high density) “R-3” district may be permitted by a ruling of the Adams Twp Zoning Hearing Board and are subject to the procedures and requirements set forth in Article XVII and Article XVIII of this ordinance.

- a. Buildings of a commercial nature or usage.

SECTION 805: Non permitted Uses in R-3 Zone

80501 The following uses are not permitted in the Residential (high density) “R-3” District.

- a. Surface mining,
- b. Associated deep mining facilities,
- c. Industrial establishments,
- d. Management of Livestock,
- e. Mobile homes,
- f. Waste disposal,
- g. Farming,
- h. Mobile home park,

- i. All other uses not defined in SECTIONS 802, 803 or 804, of this article unless the Zoning Hearing Board of Adams Township grants the property owner or developer a special exception.

SECTION 806: General Provisions and Requirements for Uses in R-3 Zone

§ 80601 The general provisions and restrictions shall be applied to all uses in the Residential (high density) “R-3 district.

§ 80602 Setback Requirements: No single or double residential building or structure shall be erected or enlarged unless the minimum setback distances and yard areas are maintained as provided.

Interior Lot:

- (1) Single or double residential units
 - (a) Front yard – thirty-five (35’) feet,
 - (b) Side yard – fifteen (15’) feet,
 - (c) Rear yard – fifteen (15’) feet.
- (2) Multiple family dwellings, row dwellings,
 - (a) Front yard – thirty-five (35’) feet,
 - (b) Side yard – twenty (20’) feet,
 - (c) Rear yard – thirty-five (35’) feet.
- (3) Church or similar place of worship,
 - (a) Front yard – forty (40’) feet,
 - (b) Side yard – forty (40’) feet,
 - (c) Rear yard – thirty (35’) feet.

Corner Lot:

- (1) Single or double residential units
 - (a) Front yard – thirty-five (35’) feet,
 - (b) Side yard abutting street – thirty-five (35’) feet,
 - (c) Interior side yard – fifteen (15’) feet,
 - (d) Rear side yard– fifteen (15’) feet,
- (2) Multiple family dwellings, row dwellings,
 - (a) Front yard – thirty-five (35’)feet,
 - (b) Side yard abutting street – thirty-five (35’) feet,
 - (c) Interior side yard – twenty (20’) feet,
 - (d) Rear side yard – thirty-five (35’) feet,

- (3) Churches or similar places of worship,
 - (a) Front yard – forty (40') feet,
 - (b) Side yard abutting street – forty (40') feet,
 - (c) Interior side yard – thirty (30') feet,
 - (d) Rear side yard – thirty-five (35') feet,

Note: Landscape area is included in setback dimensions.

Exception: Where more than fifty percent (50%) of the lots within a block contain existing structures, the front yard set back may be reduced to conform to the setback lines of existing structures.

§ 80603 Height Restrictions: The maximum height of buildings hereafter erected or altered shall be as follows:

Single or two family dwellings shall be limited to two and one half (2 ½) stories not exceeding thirty-five (35) feet above ground.

Church or similar place of worship shall be limited to forty-five (45) feet for the principal building and sixty-five (65) feet for steeples or towers.

Accessory buildings and sheds shall be limited to twenty-five (25) feet above ground.

Apartment Buildings shall be limited to four (4) stories not exceeding forty five (45) feet and only where topography warrants.

Other permitted uses by special exception shall also meet the above height restrictions for similar structures as determined by the zoning hearing board.

§ 80604 Lot Area Size Limitations: The minimum lot area for every building hereafter erected or altered shall be as follows:

Residential use:

- (1) One family dwelling – twelve thousand (12,000) square feet and a minimum width at the building line of sixty (60) feet.
- (2) Two family dwelling – fourteen thousand (14,000) square feet and a minimum width at the building line of seventy (70) feet.
- (3) Townhouse – not less than four thousand (4,000) square feet per unit and two hundred (200) feet width at the building line. The minimum lot size for a townhouse complex shall be one (1) acre.
- (4) Garden apartment – thousand (3,000) square feet per unit and two hundred (200) feet width at the building line.
- (5) The minimum lot size for a garden apartment complex shall be three (3) acres,
- (6) Apartment –not less than eight hundred (800) square feet per dwelling unit and a width of not less than one hundred (100) feet at the building line.
- (7) The minimum lot size for an apartment complex shall be two acres.

Non- residential use:

- (1) All buildings will have a minimum lot area of one and one-half (1 1/2) acres.

(2) Lot width shall be one hundred (100) feet at the building line.

Public, private, and parochial School

- (1) Elementary – Five (5) acres plus one (1) acre per one hundred (100) students at design capacity,
- (2) Junior High School – Eight (8) acres plus one (1) acre per one hundred (100) students at design capacity,
- (3) Senior High School – Twelve (12) acres plus one (1) acre per one hundred (100) students at design capacity

Other permitted uses by special exception require a minimum lot area of two (2) acres and a minimum width of two hundred (200) feet at the building line.

§ 80605 Percentage of Lot Coverage: The total building area on a lot including accessory uses may not cover more than 40% of the total lot area. And multifamily building area use may not cover more than 60% of the total lot area.

§ 80606 Dwelling Standards:

Every one story structure hereafter erected or altered shall have a minimum floor area of not less than one thousand two hundred (1200) square feet of living space.

Every two-story, or two and one half (2 ½) story, single or two family detached dwelling hereinafter erected or altered shall have a minimum floor area of one thousand two hundred (1,200) square feet of living space.

Each **townhouse dwelling unit** shall have a minimum floor area of not less than eight hundred (800) square feet.

Any single dwelling unit in an apartment or garden apartment structure shall have a minimum floor area of not less than eight hundred (800) square feet of living space.

§ 80607 Off-street Parking and Loading Facilities shall be provided in accordance to the provisions of Article XVIII, Section 1802 of this Ordinance.

- A. **Storage Trailers-** Storage trailers shall be inside property line setbacks for the appropriate zoning district. Trailers located in residential districts shall be limited for 1 per occupied residence for a period of not longer than 30 days unless be used for construction storage. Trailers must be removed within 30 days after completion of project as determined by the zoning officer.
- B. **Construction Trailers -** can be set outside the building setbacks with approval of the zoning officer. The number of storage trailers on construction sites shall not be limited.

§ 80608 Signs shall be constructed and erected in accordance with the provisions of Article XIX, Sections 1901, 1902 of this Ordinance.

§ 80609 The reservation of land for community facilities will be requested, when appropriate, by the governing body; therefore earnest consideration will be given to reserving land for parks, playgrounds, and other community facilities.

Article IX
Urban “U” District

SECTION 901: Urban “U” District

§ 90101 The Urban “U” zone is intended to preserve the character of the township’s village communities by allowing for the compatible mingling of residential, commercial, and professional office dwellings.

§ 90102 Development is limited to a relatively medium concentration (typical of the existing lots sizes and densities,) and permitted uses are typically single and two unit dwellings, plus certain additional residential uses such as schools, parks, churches, apartment units, hotels, townhouses, multi-family dwellings, commercial convenience services and professional offices which serve the residents of the villages.

Section 902: Permitted Uses in the Urban “U” Zone.

§ 90201 The following is a list of permitted uses in the Urban “U” Zone

- a. Single family detached dwelling
- b. Two family detached dwelling
- c. Public parks and playgrounds
- d. Public schools, parochial schools, private schools.
- e. Churches or similar places of worship
- f. Public buildings owned and operated by the township
- g. Public libraries, police station, and fire protection company hall.

Section 903: Accessory Uses in the Urban “U” Zone.

§ 90301 Accessory uses permitted in the Urban district shall be those uses and buildings clearly incidental to any of the permitted uses listed in SECTION 902 of this Article, and shall include but not be limited to:

Private garage or private parking area,

Small Utility Shed and Pavilions not exceeding 160 square feet may be placed on any residential lot with a minimum setback of five)5_ feet from all property lines.

Signs pursuant to regulations for signs in ARTICLE XIX, SECTIONS 1901, 1902 of this ordinance.

Home occupation pursuant to regulations for home occupations in ARTICLE XVII, SECTION 1709 of this ordinance.

Section 904: Uses Permitted by Special Exception in the Urban “U” Zone.

§ 90401 Special exception uses listed herein for the Urban “U” district may be permitted by a ruling of the Adams Township Zoning Hearing Board and are subject to the procedures and requirements set forth in Article XVII and Article XVIII of this ordinance.

- a. Banks, Savings and loan association
- b. Bed & Breakfast house
- c. Funeral home
- d. Neighborhood retail store or retail shop
- e. Professional office
- f. Restaurant, cafe, coffee house, tavern,
- g. Home Occupations
- h. Public utility structure excluding Cell towers and Windmills
- i. Service Station

Section 905: Non-Permitted Uses in the Urban “U” Zone.

90501 The following uses are not permitted in Urban “U” district.

- a. Mobile home
- b. Mobile home parks
- c. Deep Mining Activities
- d. Waste disposal.
- e. Strip Mining Activities

90502 All other uses not defined in SECTIONS 902,903 or 904 of this article unless the Zoning Hearing Board of Adams Township grants the property owner or developer a special exception.

Section 906: General Provisions and Requirements for Uses in the Urban “U” Zone:

§ 90601 The general provisions and restrictions shall be applied to all uses in the Urban “U” Zone.

§ 90602 Setback Requirements:

- a. No building shall hereafter be erected or altered unless the minimum setback requirements are met as follows:
 - (1) Front –fifteen feet (15’)
 - (2) Rear – twenty-five (25’) feet
 - (3) Side – fifteen (15’) feet

Note: Landscape area is included in set back dimensions.

- b. Where more than fifty percent (50%) of the lots within a block in either direction fronting a street contain existing structures, the front and rear yard set back may be reduced to conform to set back line of existing structures.
- c. Corner Lot minimum setback requirements are as follows:
 - (1) Front – Fifteen feet (15’)
 - (2) Side abutting side Street – twenty feet (20’)
 - (3) Rear – thirty feet (30’)
 - (4) Interior side – fifteen feet (15’)
- d. Set back and lot area for any use other than residential shall be subject to approval of the Planning Commission.

§ 90603 Height Restrictions:

The maximum height of buildings hereafter erected or altered shall be as follows:

- (1) Church or similar place of worship, forty-five (45’) feet for the principal building and
- (2) Seventy-five (75’) feet for steeples or towers.

All other structures, forty (40’) feet or two and one-half (2 ½) stories.

§ 90604 Lot Area:

The minimum lot area for every building hereafter erected or altered shall be seventy two hundred (7,200) square feet.

The minimum width at the building line shall be sixty (60’) feet.

§ 90605 Percentage of Lot Coverage:

All buildings including accessory use shall not cover more than forty (40%) percent of the total lot area.

§ 90606 Dwelling Standards:

Every one-story single family detached dwelling hereafter erected or altered shall have a building area of not less than One thousand (1,000) square feet.

Every two-story single family detached dwelling shall have a minimum of twelve hundred (1,200) square feet.

All two-family dwellings shall have a minimum of two thousand one hundred (2,100) square feet combined.

90607 Off-street Parking and Loading Facilities shall be provided in accordance to the provisions of Article XVIII, Section 1802 of this Ordinance.

- A. **Storage Trailers** - Storage trailers shall be located inside property line setbacks for the appropriate zoning district. Trailers located in residential districts shall be limited to 1 per occupied resident for a period of not longer than 30 days unless being used for construction storage. Trailers must be removed within 30 days after completion of project as determined by zoning officer.

B. **Construction Trailers** - can be set outside the building setbacks with approval of the zoning officer. The number of storage trailers on construction sites shall not be limited.

§ 90608 Signs shall be constructed and erected in accordance with the provisions of Article XIX, Sections 1901, 1902 of this Ordinance.

Article X Historic “H” District

Section 1001: Introduction to Historic “H” Zone:

- § 100101 The Historic “H” District is comprised of those areas of unique historical, aesthetic, and for architectural significance which have been identified by designation in the National Register of Historic Places, by designation as an historic district under the Pennsylvania Historic District Act (Act 167 of 1961), and/or designation by the Adams Township Board of Supervisors with the advice of the Historic Architectural Review Board.
- § 100102 The “H” district is intended to protect the integrity of the historical district by regulating land uses and restricting uses, which may interfere with the special nature of such area.
- § 100103 All construction within the district must be reviewed and approved by the Adams Township Planning Commission prior to commencement of construction, alteration, renovation, or any change requiring a building permit.

Section 1002: Permitted Uses in Historic District:

- § 100201 The following is a list of permitted uses in the Historic “H” District.
- a. Single Family detached dwelling
 - b. Two Family detached dwelling
 - c. Public Parks and Playgrounds
 - d. Churches or similar places of worship
 - e. Those uses identified in the National Register of Historic Places for this district.

Section 1003: Accessory Uses in Historic “H” Zone.

- § 100301 Accessory uses permitted in the Historic district shall be those incidental to any of the permitted uses listed in §1002 of this Article, and shall include but not be limited to;
- a. Private garage and storage sheds,
 - b. Private parking areas
 - c. Customary accessory uses and buildings as listed in the National Register of Historic Places.

Section 1004: Permitted Uses by Special Exception in Historic “H” Zone.

- § 100401 Special exception uses listed herein for the Historic “H” district may be permitted by a ruling of the Adams Township Zoning Hearing Board, and are subject to the procedures and requirements set forth in Article XVII and Article XVIII of this ordinance.
- a. Professional Offices
 - b. Neighborhood Retail Stores or Retail Shops
 - c. Restaurants, Cafes and Taverns

- d. Home Occupations
- e. Bed and Breakfast & related uses
- f. Public Utilities Structures

§ 100402 All uses by special exception are subject to the procedures and requirements set forth in Article XVII and Article XXII of this ordinance.

Section 1005: Non-permitted Uses in Historic “H” Zone.

100501 The following uses are not permitted in the Historic “H” Zone.

- a. Mobile Homes,
- b. Mobile Home Parks,
- c. Mining Deep mine and Strip Mining Activities
- d. Waste Disposal

100502 All other uses not defined in 1002, 1003, or 1004 of this article unless the Zoning Hearing Board of Adams Township grants the property owner or developer a special exception.

Section 1006: General Provisions and Requirements for Uses in Historic “H” Zone.

§ 100601 The following general provisions and restrictions shall be applied to all uses in a historic zone.

§ 100602 **Setback Requirements:**

No building shall hereafter be erected or altered unless the minimum setback requirements are met as follows:

- (1) Front – twenty feet (20’) – Majority of houses on block
- (2) Rear – thirty (30’) feet
- (3) Side – twenty (20’) feet

Note: Landscape area is included in set back dimensions.

Where more than fifty percent (50%) of the lots within a block in either direction fronting a street contain existing structures, the front and rear yard set back may be reduced to conform to set back line of existing structures.

§ 100603 **Height Restrictions:**

The maximum height of buildings hereafter erected or altered shall be as follows:

- (1) Church or similar place of worship, forty-five (45’) feet for the principal

building and

(2) Seventy-five (75') feet for steeples or towers.

All other structures, forty (40') feet or two & one-half (2 ½) stories.

100604 Lot Area:

The minimum lot area for every building hereafter erected or altered shall be ninety six hundred (9,600) square feet.

The minimum width at the building line shall be eighty (80') feet.

§ 100605 Percentage of Lot Coverage:

All buildings including accessory use shall not cover more than thirty five (35%) percent of the total lot area.

§ 100606 Dwelling Standards:

Every one-story dwelling hereafter erected or altered shall have a building area of not less than one thousand (1,000) square feet.

One-story two family dwellings shall have a minimum of twelve hundred (1,200) square feet.

Every one-family dwelling of more than one story hereafter erected or altered shall have a total building area of not less than (1,200) square feet.

Two-family dwellings shall have a minimum of two thousand one hundred (2,100), combined square feet.

§ 100607 Off-street Parking and Loading Facilities shall be provided in accordance to the provisions of Article XVIII, Section 1802 of this Ordinance.

§ 100608 Signs shall be constructed and erected with review and approval of the Planning Commission of Adams Township.

100609 No permits to be issued prior to Planning Commission review. Additional Housing and Housing additions should maintain the Architectural Style of Historic District.

Article XI Commercial Districts “C”

Section 1101: Introduction to Commercial “C” Zone

§ 110101 The Commercial “C” District is intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking other than stocking and delivery of light retail goods, or by any other nuisance except those created by human interaction and passenger vehicles.

§ 110102 Uses, which would substantially interfere with the development or continuation of the commercial structures, and uses in the district are restricted.

§ 110103 This district classification is intended to be located where it can serve more than an immediate neighborhood on or at the confluence of major access highways or roads in the township that will facilitate its commercial nature so as to serve this purpose.

Section 1102 Permitted Uses in Commercial “C” Zone:

§ 110201 The following is a list of permitted uses in the Commercial “C” District.

- a. Administrative offices for commercial and industrial organizations,
- b. Amusement establishment, including bowling alleys, dance hall, similar place of recreation when conducted wholly within a completely closed building,
- c. Auto accessory store, automobile and truck sales and incidental services,
- d. Bakery shop, including baking and processing of food products,
- e. Bank, financial institution, savings and loan association, drive-in or main office,
- f. Barber shop, beauty shop,
- g. Blueprinting,, photocopy establishment,
- h. Bus passenger terminal,
- i. Cabinet shop,
- j. Camera and photographic supply shop, retail sales and service,
- k. Car Washes
- l. Department store,
- m. Dry-cleaning or pressing of dry goods received on the premises from retail trade only and including no wholesale cleaning or pressing business and when using nonflammable solvents as approved by the fire department,
- n. Dry goods store, haberdashery, wearing apparel store,
- o. Electrical appliances store, sales, service, repair, but excluding appliance assembly or manufacture,

- p. Food stores, Ez-Shoppers
- q. Funeral home, mortuary,
- r. Furniture store, upholstery shop,
- s. Furrier, conducted as a retail operation for trade on the premises only,
- t. Garden supplies, seed store, nursery,
- u. Health club,
- v. Hotel, motel , club or restaurant,
- w. Household appliance store, sales and service,
- x. Interior decorating business, including upholstering and making of draperies, slip covers, and similar articles when conducted as a part of the retail operations and secondary to the main use,
- y. Jewelry store,
- z. Medical clinic,
- aa. Charitable organization, professional, business office building,
- bb. Paint, wallpaper sales,
- cc. Photographers studio, art gallery, including the developing of film when conducted as a part of the retail business on the premises,
- dd. Planned shopping center,
- ee. Plumbing, heating, similar business showroom including shop or repair facilities, provided that work is carried out and storage is accommodated in an enclosed building,
- ff. Post Office,
- gg. Printing shop,
- hh. Restaurant, cafeteria and snack bar, including the sale of alcoholic beverages,
- ii. Service station, public garage, or other motor vehicle services, provided;
- jj. no repair or work is performed outdoors,
- kk. all pumps, underground storage tanks, lubricating and other devices are located not less than twenty-five (25) feet from any street right-of-way;
- ll. all fuel, oil or similar substances are stored inside or underground,
- mm. All automobile parts, dismantled vehicles, vehicles without a valid current inspection, and similar articles are stored within a building on the premises.
- nn. Shoe store, Sporting Store
- oo. Theater, indoor;
- pp. Travel agency,

- qq. Typewriter and office equipment sales and services,
- rr. Variety store,

§ 110202 Any similar type retail service or commercial uses not specifically listed herein can be authorized by the Zoning Officer or referred to the Zoning Hearing Board at the discretion of the Zoning Officer, utilizing the criteria found in ARTICLE XXII, SECTION 2202, after review of recommendations from the Adams Township Planning Commission.

Section 1103 Accessory Uses in Commercial “C” Zone:

§ 110301. Accessory uses permitted in the commercial district shall be limited to those incidental to any of the permitted uses listed in SECTION 1102 of this Article, and shall include but not be limited to;

- a. Off-street parking and loading facilities, as regulated by ARTICLE XVIII, SECTION 1802 in this ordinance,
- b. Fence or wall not over six (6) feet in height,
- c. Signs as regulated by ARTICLE XIX in this ordinance,
- d. Non-commercial landscaped plantings for buffer areas.

§ 110302 Accessory uses are subject to the additional supplemental regulations listed in ARTICLE XVIII, as need be applied.

Section 1006: Uses by Special Exception in Commercial “C” Zone:

§ 110401 Special exception uses listed herein for the Commercial “C” district may be permitted by a ruling of the Adams Township Zoning Hearing Board and are subject to the procedures and requirements set forth in Article XVII and Article XVIII of this ordinance.

- a. Single family detached residential dwellings
- b. Storage yard and storage buildings for contracting or excavating equipment,
- c. Public Utilities Structure, Towers
- d. Industrial

Section 1005: Non-permitted uses in Commercial “C” Zone.

110501 The following uses are not permitted in the Commercial “C” District.

- a. Mining and Strip Mining Activities,
- b. Waste disposal.

110502 All other uses not defined in SECTIONS 1102,1103 or 1104 of this article unless the Zoning Hearing Board of Adams Township grants the property owner or developer a special exception.

Section 1106: General Provisions and Requirements for Uses in Commercial “C” Zone:

§ 110601 The general provisions and restrictions shall be applied to all uses in a commercial zone.

§ 110602 Setback Requirements:

No building or structure shall hereafter be erected or altered unless the minimum set-back requirements are met as follows:

- (1) Front – fifty (50) feet,
- (2) Rear – fifteen (15) feet,
- (3) Side – fifteen (15) feet,

Where a proposed commercial structure is adjacent to a residential area the following set-back specifications will be met:

- (1) Front – fifty-five (55) feet,
- (2) Rear – twenty-five (25) feet,
- (3) Side – twenty-five (25) feet,
- (4) Buffer Area – ten (10) feet,

Note: Landscaped areas are located in setback dimensions.

§ 110603 Height Restrictions:

- a. The maximum height of buildings hereafter erected or altered shall be forty-five (45) feet or three (3) stories.
- b. The height of any accessory structure or apparatus for newly erected or altered buildings shall not exceed seventy-five (75) feet.

§ 110604 Lot Area Size Limitations:

- a. The minimum lot area for all commercial buildings hereafter erected or altered shall be eighteen thousand (18,000) square feet.
- b. The minimum width of the lot at the building line shall be one hundred (100) feet.

§ 110605: Percentage of Lot Coverage:

- a. The area of the lot covered by all buildings and accessory uses including parking shall not exceed eighty (90) percent.

§ 110606 Dwelling Standards:

- a. All proposed construction and or alterations of buildings and structures in a commercial zone shall comply with the Site Plan Requirements as outlined in

ARTICLE IV, SECTION 40502 of this ordinance.

§ 110607 Off-street Parking and Loading Facilities shall be provided in accordance to the provisions of Article XVIII, Section 1802 of this Ordinance.

§ 110608 Signs shall be constructed and erected in accordance with the provisions of Article XIX, Sections 1901, 1902 of this Ordinance.

Section 1107: Supplementary Requirements for Uses in Commercial “C” Zone:

§ 110701 In addition to meeting the site plan requirements set forth in ARTICLE IV, SECTION 40502 of this ordinance, the following supplemental requirements shall be met:

§ 110702 Supplemental transportation requirements:

a. At the Planning Commission’s request, a traffic study will be supplied, using current data available from the Pennsylvania Department of Transportation, to include:

- (1) An comparative analysis of present street vehicular capacity on rights of way adjacent to the proposed development.
- (2) An analysis of necessary needed points of access to off street parking and loading.
- (3) A traffic circulation plan for all streets in the vicinity, both existing and proposed.
- (4) An analysis of needed signage, including recommended traffic lights, to direct, channel, warn, control, and store vehicular traffic in the area.

b. All means of ingress and egress from a commercial property to any public street or State highway shall receive proper approval by the governing Body.

c. Interior access ways shall be designed so as to prevent the blocking of vehicles entering or leaving the site.

d. The developer shall be responsible for the purpose and erection of any required traffic control devices and the construction of additional acceleration lanes as may be required by the Pennsylvania Department of Transportation or by the Adams Township Board of Supervisors.

e. Lighting for buildings, access ways, and parking lots shall be arranged so that directed or reflected light emanates toward the interior of the property.

§ 110703 Architectural plans:

a. Site plans of the buildings and structures showing that the project has a unified design which will be in character and proper relationship to the surrounding areas shall be submitted to the Adams Township Planning Commission for recommendation and approval prior to making application for a building permit

b. All proposed buildings and structures must meet the minimum Department of Labor and Industry safety standards for commercial buildings.

c. .All required federal, state , and/or local agency permits and regulation approvals must be obtained before making application to Adams Township for a

building or occupancy permit.

Note: The site plan is not an application for a building/construction permit it is a prerequisite!

110704 Landscape development plan:

- a. visual screen for parking areas and loading and servicing areas within the property.
- b. The developer shall provide a detailed plan of landscape development that will serve as a The landscaped area shall be a buffer zone at least ten (10) feet wide along the rights of way of adjoining streets, except at approved entrances, and abutting residential property.
- c. The landscaping should include a mix of trees and shrubs at least six (6) feet high. An ornamental wall or fence may be included as part of the plan.
- d. The location of any advertising signage, lighting, and promotional visuals shall be included in the plan.
- e. A storm run-off and drainage system, consistent with sound engineering practice shall be included in the plan for approval by the Adams Township Engineer or other qualified person directed by the Adams Township Board of Supervisors to approve such plans.

110705 On site storage trailers – Must be within setbacks of property line.

- a. Only one storage trailer shall be permitted on any commercial site without the approval of the Adams Township Compliance Zoning Officer, but must be within property line set backs.
- b. A storage trailer, is a temporary solution to storage problems and should be set on site for a period not to exceed one year.
- c. If more than one storage trailer is needed, approval must be obtained from the Adams Township Zoning Officer for each additional trailer needed.
- d. Additional storage trailers shall be placed on the lot only in a location approved by the Zoning Officer.

ARTICLE XII
Light Industrial “L-1” District

Section 1201: Light Industrial “L-1” District

- § 120101 The Light Industrial Zone is intended to permit and encourage industrial development that will be so located and designed as to constitute a harmonious and appropriate part of the physical development of Adams Township, contribute to the soundness of the economic base of the township, provide opportunities for local employment close to residential areas, thus reducing travel to and from work.
- § 120102 The limitations on use, height, and lot coverage are intended to provide for modern industrial development in an urban environment.
- § 120103 Residential is considered not compatible and are prohibited in this zone.
- § 120104 Any use which would substantially interfere with the development or continuation of the industrial uses and structures in this zone are also prohibited.

Section 1202: Permitted Uses in the Light Industrial “L-1” Zone.

- § 120201 The following is a list of permitted uses common to light manufacturing and distributive use in the Light Industrial “L-1” Zone.
- a. Food packaging and distribution,
 - b. Apparel and clothing manufacture,
 - c. Lumber /Saw mill,
 - d. Furniture and wood fixtures manufacture,
 - e. Paper and paper products,
 - f. Printing and publishing,
 - g. Plastic extrusion plant,
 - h. Natural gas or petroleum products storage,
 - i. Coal distribution terminal,
 - j. Leather product manufacture,
 - k. Pottery kiln,
 - l. Fabricated metal assembly,
 - m. Non-electrical machinery,
 - n. Electric and electronic equipment manufacture,
 - o. Transportation equipment servicing, Trucking & Warehousing
 - p. General Contracting Companies
 - q. Other compatible light industrial activities,

- r. Other compatible small manufacturing activities
- s. A single Mobile Home used as a dwelling for a watchman of an industry on the same site provided:
 - (1) The surrounding lot size is two (2) acres and the mobile home is connected to public water and either public sewers or an approved on lot sewage system.
 - (2) The minimum floor area shall be four hundred (400) square feet and shall not exceed seven hundred (700) square feet.
- t. Wholesale Trades
- u. Any similar type Light Industry uses not specifically listed herein can be authorized by the Zoning Officer Hearing Board utilizing the criteria found in ARTICLE XXII, SECTION 2202, after review of recommendations from the Adams Township Planning Commission

Section 1203: Accessory Uses in the Light Industrial “L-1” Zone.

- § 120301 Accessory uses permitted in the Light Industrial “L-1” district shall be limited to those uses and buildings clearly incidental to any of the permitted uses listed in §1202 of this Article.
- § 120302 Accessory uses are subject to the additional supplemental regulations listed in ARTICLE XVIII, as need be applied.

Section 1204: Uses Permitted by Special Exception in the Light Industrial “L-1” Zone.

- § 120401 Special Exception uses listed herein for the Light Industrial “L-1” district may be permitted by a ruling of the Adams Township Zoning Hearing Board and are subject to the procedures and requirements set forth in Article XVII and Article XVIII of this ordinance.
 - a. Towers,
 - b. Commercial

Section 1205: Non-permitted Uses in the Light Industrial “L-1” Zone.

- 120501 The following uses are not permitted in the Light Industrial “L-1” district.
 - a. Farming/Agriculture,
 - b.** Residential dwellings of any type,
 - c.** Commercial establishments,
 - d.** Mining activities (Deep mining and Surface Mining),
 - e.** Waste disposal
- 120502 All other uses not defined in SECTIONS 1202, 1203, 1204 of this article unless the Zoning Hearing Board of Adams Township grants the property owner or developer a special exception.

Section 1206: General Provisions and Requirements for Uses in the Light Industrial “L-1” Zone.

- § 120601 The general provisions and restrictions shall be applied to all uses in the Light Industrial

“L-1” Zone.

§ 120602 Setback Requirements:

No building or structure shall hereafter be erected or altered unless the minimum setback requirements are met as follows:

- (1) Front –forty (40) feet,
- (2) Rear – twenty-five (25) feet,
- (3) Side – fifteen (15) feet,

Where a proposed light industrial structure is adjacent to a residential area, the following set-back specifications will be met:

- (1) Front – fifty (50) feet,
- (2) Rear – forty (40) feet,
- (3) Side – forty (40) feet,
- (4) Buffer Area – ten (10) feet,

Note: Landscaped areas are not located in setback dimensions.

For construction of new structures adjacent to a railroad siding, no set-back standards are required.

§ 120603 Height Restrictions:

- a. The maximum height of buildings hereafter erected or altered shall be forty-five (45) feet or three (3) stories.
- b. The height of any accessory structure or apparatus for newly erected or altered buildings shall not exceed seventy-five (75) feet.

§ 120604 Lot Area Size Limitations:

- a. The minimum width of the lot at the building line shall be one hundred (100) feet.

§ 120605 Percentage of Lot Coverage:

- a. The area of the lot covered by all buildings and accessory uses including parking shall not exceed eighty (80) percent.

§ 120606 Building Standards:

- a. All proposed construction and or alterations of buildings and structures in a light industrial zone shall comply with the Site Plan Requirements as outlined in ARTICLE IV, SECTION 40502 of this ordinance.
- b. Every primary structure hereafter erected or altered shall have a minimum floor area of one thousand (1,000) square feet.

§ 120607 Off-street Parking and Loading Facilities shall be provided in accordance to the provisions of Article XVIII, Section 1802 of this Ordinance.

§ 120608 Signs shall be constructed and erected in accordance with the provisions of Article XIX, Sections 1901, 1902 of this Ordinance.

Section 1207: Supplementary Requirements for Uses in Light Industrial “L-1” Zone:

§ 120701 In addition to meeting the site plan requirements set forth in ARTICLE IV, SECTION

40502 of this ordinance, the following supplemental requirements shall be met:

§ 120702 Transportation Requirements:

a. At the Planning Commission's request, a traffic study will be supplied, using current data available from the Pennsylvania Department of Transportation, to include:

- (1) An analysis of present street vehicular capacity on rights of way adjacent to the proposed development.
- (2) An analysis of needed points of access to off street parking and loading.
- (3) A traffic circulation plan for all streets in the vicinity, both existing and proposed.
- (4) An analysis of needed signage, including recommended traffic lights, to direct, channel, warn, control, and store vehicular traffic in the area.

b. All means of ingress and egress from the light industrial property to any public street or State highway shall be approved by the local governing authority.

- (1) Interior access ways shall be designed to prevent the blocking of vehicles entering or leaving the site.
- (2) To insure smooth flow of traffic and easy access to individual plants by truck and trailers, minimum interior roads should have fifty (50) foot right-of-way and twenty (20) foot pavements.
- (3) Any vehicular turn-around should have a minimum ninety (90) foot radius.

c. The developer shall be responsible for the purchase and erection of any required traffic control devices and the construction of additional acceleration lanes as may be required by the *Pennsylvania Department of Transportation* or by the Adams Township Board of Supervisors.

§ 120703 Architectural Plans:

a. Site plans of the buildings and structures showing that the project has a unified design, which will be in character and proper relationship to the surrounding areas, shall be submitted to the Adams Township Planning Commission for recommendation and approval prior to making application for a building permit.

b. All proposed buildings and structures must meet the minimum *Department of Labor and Industry* safety standards for light industrial buildings.

c. Lighting for buildings, access ways, and parking lots shall be arranged so that directed or reflected light emanates toward the interior of the property.

d. Outside storage must be appropriately screened on all sides.

§ 120704 Landscape Development Plan:

a. The developer shall provide a detailed plan of landscape development that will serve as a visual screen for parking areas and loading and servicing areas within the property.

b. The location of any outdoor advertising signage, lighting, and promotional visuals

shall be included in the plan.

120705 On Site Storage Trailers

- a. Only two storage trailers shall be permitted on any light industrial site without the approval of the Adams Township Zoning Officer.
- b. A storage trailer, is a temporary solution to storage problems and should be set on site for a period not to exceed one year.
- c. If more than two storage trailers are needed, a separate permit must be obtained from the Adams Township Zoning Officer for each additional trailer needed.
- d. Additional storage trailers shall be placed on the lot only in a location approved by the Zoning Officer.

NOTE: Storage trailer permits are valid for one calendar year only and must be renewed.

§ 120706 Utilities:

- a. Adequate provisions for present and future requirements of water supply, sanitary sewers, storm sewers, electric and gas lines, communication lines, and other utilities must be provided.
- b. Any property located within one hundred fifty (150) feet of an existing sanitary sewage line shall be required to connect to the system.
 - (1) If the property is further than 150 feet from an existing sanitary sewer line the developer shall provide a detailed engineering report showing the feasibility of connecting to the existing sanitary sewer system to the Adams Township Engineer for review.
 - (2) If the township engineer determines that a connection is not feasible, the developer shall provide on site sanitary disposal facilities that meet the requirements of all applicable local codes and ordinances of Adams Township, and the Pennsylvania Department of Environmental Protection (DEP).
 - (3) The on site sanitary disposal facility shall be constructed in such manner that connections to the sanitary sewage system can be made with a minimum of interruptions when the sewer system becomes available and said connection becomes feasible.
 - (4) The developer shall be required to make a commitment, on a form as determined by the Adams Township Board of Supervisors, that the site will be connected to a sewage system as soon as such system becomes available or feasible.
- c. storm run-off and drainage system, consistent with sound engineering practice, shall be included in the plan for approval by the Adams Township Engineer or other qualified person directed by the Adams Township Board of Supervisors to approve such plans.

§ 120707 Other Permits and Applications:

- a. All required federal, state, and/or local agency permits and regulation approvals must be obtained before making application to Adams Township for a building or occupancy permit.

- b. Said authorizations shall accompany plans at the time they are submitted to the Adams Township Planning Commission.
- c. If the State, or similar governmental agency requires zoning approval prior to issuing its approval, the Adams Township Planning Commission may issue site plan approval conditioned upon the application's approval by the State, or similar governmental agency .
- d. Proof of State or similar governmental agency approval must be presented to the Adams Township Zoning Officer before a building permit for the proposed plan will be issued.

Note: The site plan is not an application for a building/construction permit it is a prerequisite!