ORDINANCE NO. 19
THE BUCKS COUNTY ZONING ORDINANCE
OF 1969

BE IT ORDIANED AND ENACTED by the Board of County Commissioners of the County of Bucks, pursuant to the Pennsylvania Municipalities Planning Code," as follows:

ARTICLE I. TITLE, PURPOSE, AND JURISDICTION

Section 100 Title

An Ordinance regulating the location, height, bulk, erection, construction, alteration, and razing size of structures; the percentage of lot which may be occupied, the size of yards, courts, and other open spaces; the density and distribution of population, the intensity of use of land or bodies of water for trade, industry, residence, recreation, public activities or other purposes, and the uses of land for agriculture, water supply, conservation, soil conservation, forestry or other purposes, in all portions of Bucks County not having a zoning ordinance in effect.

Section 101 Short Title

This Ordinance shall be known as and may be cited as the "Bucks County Zoning Ordinance of 1969."

Section 110 Purpose

The purpose of this Ordinance is the promotion of the health, safety, morals, convenience, order and welfare of the present and future inhabitants of Bucks County by:

(a) Lessening the danger and congestion of traffic on the roads and highways and reducing the waste of excessive numbers of roads;

(b) Securing safety from fire, panic, flood, and other dangers;

(c) Providing adequate light and air;

(d) Preventing on the one hand excessive concentration of population or settlement and on the other hand excessive and wasteful scattering of population or settlement;

(e) Promoting such distribution of population and such classification of land uses and distribution of land development and utilization as will tend to facilitate and conserve adequate provisions for transportation, water flowage, water supply, drainage, sanitation, schools, parks, and other public facilities, educational opportunities, recreation, soil fertility, and food supply.

(f) Protecting the tax base;

(g) Securing economy in governmental expenditures;

(h) Fostering agricultural and other industries;

(i) Protecting both urban and non-urban development;

(j) Giving effect to policies and proposals of the

(k) Giving effect to policies and proposals of the comprehensive plans of the municipalities falling within the jurisdiction of this Ordinance, and listed as follows:

Dublin Borough General Plan, 1968
East Rockhill Township Comprehensive Plan, 1969 (First Draft)
Haycock Township General Plan, 1965
Milford Township General Plan, 1968
Richland Township Development Plan, 1964
Richlandtown Borough Development Plan, 1968
Springfield Township General Plan, 1966
Tinicum Township Comprehensive Plan, 1968
West Rockhill Township Development Plan, 1961

These plans were duly adopted by the Bucks County Board of Commissioners on March 19, 1969 as supporting documents to the Comprehensive Plan of Bucks County, Pennsylvania.

Section 120 Interpretation

In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of the public health, safety, comfort, convenience, and general welfare.

(a) Whenever any regulations made under authority of this Ordinance require a greater width or size of yards, courts or other open spaces, or require a lower height of buildings, or smaller number of stores, or require a greater percentage of lot to be left unoccupied, or impose other higher standards than are required in or under any other statute, the provisions of the regulations made under authority of this Ordinance shall govern.

(b) Whenever the provisions of any other statute require a greater width or size of yards, courts or other open spaces, or require a greater percentage of lot to be left unoccupied, or impose other higher standards than are required by and regulations made under authority of this Ordinance, the provisions of such statute shall govern.

Section 121 Separability

It is hereby declared to be the legislative intent that:

(a) If a court of competent jurisdiction declares any provisions of this Ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to be separately and fully effective.

(b) If a court of competent jurisdiction finds the application of any provision or provisions of this Ordinance to any lot, building or other structure, or tract of land, to be invalid or ineffective in whole or in part,
the effect of such decision shall be limited to the person, property, or situation immediately involved in the controversy, and the application of any such provision to other persons, property, or situations shall not be affected.

Section 122 Jurisdiction

All municipalities within Bucks County not having a zoning ordinance in effect shall be within the jurisdiction of this Ordinance. This shall apply to those municipalities not having such an ordinance in effect as of the effective date of this Ordinance and to any other municipality whose ordinance should be repealed or for any other reason become invalid. Municipalities under the jurisdiction of this Ordinance include the Townships of East Rockhill, Haycock, Milford, Richland, Springfield, Tinicum, and West Rockhill and the Boroughs of Dublin and Richlandtown.

This ordinance shall be of no effect in any borough or township which has and continues to enforce a zoning ordinance of its own. The enactment of a zoning ordinance by any municipality, other than the County, whose land is subject to County zoning shall act as a repeal protest of this ordinance within the municipality adopting such ordinance.

Section 123 Application to Public Utility Corporations

This Ordinance shall not apply to any existing or proposed building, structure, or extension thereof, used or to be used by public utility corporations, if upon petition of the corporation, the Pennsylvania Public Utility Commission shall, after a public hearing, decide that the present or proposed situation of the building or structure in question is reasonably necessary for the convenience or welfare of the public.

Additionally, such public utility corporation, after any required public hearing, but in any case at least sixty (60) days prior to entering into negotiations with any land owner for purchase, lease or easement shall so notify the Board of County Commissioners of such intended action.

ARTICLE II. DEFINITIONS

Section 200 General

(a) Unless a contrary intention clearly appears, the following words and phrases shall have for the purpose of this Ordinance the meanings given in the following clauses.

(b) For the purpose of this Ordinance words and terms used herein shall be interpreted as follows:

(1) Words used in the present tense include the future.
(2) The singular includes the plural.
(3) The word "person" includes a corporation, partnership, and association as well as the individual.
(4) The word "lot" includes the word "plot" or "parcel."
(5) The term "shall" is mandatory.
(6) The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be occupied."
(7) The word "Commission" and the words "Planning Commission" always mean the Bucks County Planning Commission.

(8) The word "Commissioners" or the word "County Commissioners" always mean the Bucks County Commissioners.

(9) The word "Board" or the words "Zoning Hearing Board" always mean the Bucks County Zoning Hearing Board.

(c) Any word or term not defined herein shall be used with a meaning of standard usage.

Section 201 Accessory

(a) Accessory Building: (See Section 206).

(b) Accessory Use: (See Section 227).

Section 202 Alterations

As applied to a building or structure, a change or rearrangement in the structural parts, or an enlargement, whether by extending on a side or by increasing in height, or the moving from one location or position to another.

Section 203 Area

(a) Lot Area: The area contained within the property lines of the individual parcels of land shown on a subdivision plan, excluding any area within an existing street right-of-way, and including the area of any easement.

(b) Building Area: The total of areas taken on a horizontal plane at the main grade level of the principal buildings and all accessory buildings exclusive of uncovered porches, terraces, and steps.

(c) Floor Area: The sum of the areas of the several floors of building structure, including areas used for human occupancy and basements, attics, and penthouses, as measured from the exterior faces of the walls. It does not include cellars, unenclosed porches, attics not used for human occupancy, or any floor space in accessory building or in the main building intended and designed for the parking of motor vehicles in order to meet the parking requirements of this Ordinance, or any such floor space intended and designed for accessory heating and ventilating equipment.

Section 204 Automatic Telephone Exchange Office

A building or part of a building used for the transmission and exchange of telephone or radio-telephone messages; provided that, in Residential Districts, such use shall not include the transaction of business with the public, storage of materials, trucks or repair facilities, or housing of repair crews.

Section 205 Basement

A story partly underground, but having one half or more of its height (measured from floor to ceiling) above the average level of the adjoining ground. A basement shall be counted as a story for the purpose of height measurement or determining square footage, only if the vertical distance between the ceiling and the average level of the adjoining ground is more than four (4) feet, or if
used for business or dwelling purposes.

Section 206 Building

(a) A structure having a roof which is used for the shelter or enclosure of persons, animals, or property. The word "building" shall include any part thereof.

(b) Building, Accessory: A subordinate building located on the same lot as a principal building and clearly incidental and subordinate to the principal building. Any portion of a principal building devoted or intended to be devoted to an accessory use is not an accessory building.

(c) Building, Principal: A building in which is conducted, or is intended to be conducted, the principal use of the lot on which it is located.

Section 207 Building Height

A vertical distance measured from the mean elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck lines of mansard roofs, and to the mean height between eaves and ridge for gable, hip, and gambrel roofs.

Section 208 Building Setback Line

The rear line of the minimum front yards, as herein designed for each district, measured from the street line.

Section 209 Building, Coverage

That percentage of the plot or lot area covered by the building area.

Section 210 Cellar

A story partly underground and having more than one half of its height (measured from floor to ceiling) below the average level of the adjoining ground. A cellar shall not be considered in determining the permissible number of stories or square footage, nor shall it be used for dwelling purposes.

Section 211 Dormitory

A building occupied by and maintained exclusively for faculty, students or other such persons affiliated with a school, church, recreational or educational facility or other recognized institution, and when regulated by such institution.

Section 212 Dwelling

(a) Dwelling: A building containing one or more dwelling units.

(b) One-family detached dwelling: A dwelling having (i) only one dwelling unit from ground to roof, (ii) independent outside access, and (iii) open space on all sides.
(c) One-family attached dwelling: A dwelling having
(i) only one dwelling unit from ground to roof, (ii)
independent outside access, and (iii) a portion not
more than two walls in common with adjoining dwellings.

(d) Multi-family dwelling: A dwelling having two (2) or
more dwelling units, not having party walls forming
a complete separation between individual dwelling units.

(e) Dwelling unit: Any room or group of rooms located with-
in a residential building and forming a single, habitable
unit with facilities which are used or intended to be
used for living, sleeping, cooking and eating, by one
family.

Section 213 Electric Substation

An assemblage of equipment for purposes other than generation
or utilization, through which electric energy in bulk is passed
for the purposes of switching or modifying its characteristics to
meet the needs of the general public.

Section 214 Family

One or more persons related by blood, marriage or adoption,
and in addition, any domestic servants or gratuitous guests there-
of; or a group of not more than five persons who need not be so
related, and in addition, domestic servants or gratuitous guests
thereof, who are living together in a single, non-profit dwelling
unit and maintaining a common household with single cooking
facilities. A roomer, boarder, or lodger shall not be considered
a member of the family.

Section 215 Lot

(a) Lot: A parcel of land used or set aside and available
for use as the site of one or more buildings and build-
ings accessory thereto or for any other purpose, in one
ownership and not divided by a street, nor including
any land within the right-of-way of a public or private
street upon which said lot abuts, even if the owner-
ship to such way is in the owner of the lot. A lot for
the purpose of this Ordinance may or may not coincide
with a lot of record.

(b) Corner Lot: A lot which has an interior angle of less
than one hundred and thirty-five (135) degrees at the
intersection of two (2) street lines. A lot abutting
upon a curved street or streets shall be considered a
corner lot if the tangent to the curve at the points
beginning within the lot or at the points of inter-
section of the side lot lines with the street lines
intersect at an angle of less than one hundred and and
thirty-five (135) degrees.

(c) Through Lot: An interior lot having frontage on two
parallel or approximately parallel streets.

(d) Depth of Lot: The mean distance from the street line of
the lot to its opposite rear line, measured in the
general direction of the side lines of the lot.

(e) Lot Width: The distance measured between the side lot
line, at the required building setback line. In a case
where there is only one side lot line, lot width shall
be measured between such side lot line and the opposite
rear lot line or street line.
Section 216 Lot Lines

(a) Lot Line: Any boundary line of a lot.

(b) Lot Line, Rear: Any lot line which is parallel to or within forty-five (45) degrees of being parallel to a street line, except for a lot line that is itself a street line, and except that in the case of a corner lot the owner shall have the option of choosing which of the two lot lines that are not street lines is to be considered a rear lot line. In the case of a lot having no street frontage or a lot of an odd shape, only the one lot line furthest from any street shall be considered a rear lot line.

(c) Lot Line, Side: Any lot line which is not a street line or a rear lot line.

(d) Street Line (See Section 224).

Sample Lot Configurations: Letters correspond to above definitions.

Section 217 Mobile Home

A dwelling unit manufactured in one or more sections, designed for long-term occupancy; containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems; and designed to be transported after fabrication on its own wheels, or on flatbed or other trailers; arriving at the site where it is to be occupied as a dwelling complete, including major appliances and furniture, and ready for occupancy except for minor and incidental unpacking and assembly operations. For purposes of this Ordinance, travel trailers are not considered as mobile homes.

Nonconforming Structure, Lot or Use (See Section 900)

Section 218 Principal

(a) Principal Building (See Section 206)

(b) Principal Use (See Section 227)

Section 219 Right-of-Way

(a) Right-of-way: Land set aside for use as a street, alley, or other means of travel.

(b) Existing right-of-way: The legal right-of-way as established by the Commonwealth or other appropriate governing authority and currently in existence.

(c) Future right-of-way: The right-of-way deemed necessary by the applicable municipal Comprehensive Plan or the Bucks County Comprehensive Plan, as
appropriate to provide adequate width for future street improvements. Future right-of-way widths are designated in Section 560.

Section 220 Roomer, Boarder, or Lodger

A person occupying any room or group of rooms forming a single, habitable unit used or intended to be used for living and sleeping, but not for cooking or eating purposes, and paying compensation for lodging or board and lodging by prearrangement for a week or more at a time to an owner or operator. Any person occupying such room or rooms and paying such compensation without prearrangement or for less than a week at a time shall be classified for purposes of this Ordinance not as a roomer, boarder, or lodger but as a guest of a commercial lodging establishment (motel, hotel, tourist home).

Section 221 Sewer

(a) Public Sewer: A "public sewer" is any municipal or privately owned sewer system in which sewage is collected from buildings and piped to an approved sewage disposal plant or central septic tank disposal system. It may also be referred to as "off-lot" or "off-site" sewer. This shall include capped sewers when installed to County specifications.

(b) Private Sewer: An "on-lot" septic tank disposal system generally providing for disposal of effluent for only one (1) building or a group of buildings on a single lot.

Sign (See Section 700-702)

Section 222 Story

That part of a building located between a floor and the floor or roof next above. The first story of a building is the lowest story having seventy-five (75) percent or more of its wall area above grade level. A half-story is a story under a gable, hip or gambel roof, the wall plate of which on at least two opposite exterior walls are not more than two feet above such story.

Section 223 Street

A public or private way used or intended to be used for passage or travel by automotive vehicles. If private, such way must be used or intended to be used as the principal means of access to abutting lot or lots or to more than two (2) dwelling units on a lot on which a private way is exclusively used. Streets are further classified in Section 560.

Section 224 Street Line

The dividing line between the street and the lot. The street line shall be the same as the legal right-of-way provided that where a future right-of-way width for a road or street has been established, then that width shall determine the location of the street line.

Section 225 Structure

A combination of materials assembled, constructed or erected at a fixed location including a building, the use of which requires location on the ground or attachment to something having
location on the ground.

Section 226 Travel Trailer

A vehicular portable structure built on a chassis designed as a temporary dwelling for travel, recreation, vacation, and other short-term uses, having a body width not exceeding eight (8) feet and a body length not exceeding thirty-two (32) feet.

Section 227 Use

(a) Use: Any activity, occupation, business or operation carried on, or intended to be carried on, in a building or other structure or on a tract of land.

(b) Use, Accessory: A use located on the same lot with a principal use, and clearly incidental or subordinate to, and customary in connection with, the principal use.

(c) Use, Principal: The main use on a lot.

Section 228 Yard

(a) Yard: An open space unobstructed from the ground up, on the same lot with a structure, extending along a lot line or street line and inward to the structure. The size of a required yard shall be measured as the shortest distance between the structure and a lot line or street line.

(b) Yard, Front: A yard between a structure and a street line and extending the entire length of the street line. In the case of a corner lot, the yards extending along all streets are front yards. In the case of a lot other than a corner lot that fronts on more than one street, the yards extending along all streets are front yards.

(c) Yard, Rear: A yard between a structure and a rear lot line and extending the entire length of the rear lot line.

(d) Yard, Side: A yard between a structure and a side lot line, extending from the front yard to the rear yard. In the case of a lot having no street frontage or a lot of odd shape, any yard that is not a front yard or a rear yard shall be considered a side yard.

ARTICLE III. ESTABLISHMENT OF DISTRICTS

Section 300 Establishment of Districts

All municipalities in the County of Bucks not having a zoning ordinance in effect are hereby divided into districts of different types, each type being of such number, shape, kind and area, and of such common unity of purpose and adaptability of use, that are deemed most suitable to carry out the objectives of this Ordinance.

Section 301 Types of Districts

The districts are established and designated as follows:
(a) RC District Residential Conservation
(b) RA District Residential Agricultural
(c) RS District Residential Subdivision
(d) VC District Village Center
(e) HC District Highway Commercial
(f) SC District Shopping Center
(g) I District Industrial

Section 302 Zoning Districts Maps

Districts are bounded and defined as shown on the municipal maps entitled "Zoning Districts" which accompany and which, with all explanatory matters thereon, are hereby made a part of this Ordinance.

Section 303 Interpretation of District Boundaries

Where uncertainty exists with respect to the boundaries of the district as indicated on the Zoning Maps, the following rules shall apply:

(a) Where district boundaries are indicated as approximately coinciding with the center lines of streets, highways, railroad lines, or streams, such center lines shall be construed to be such boundaries.

(b) Where district boundaries are so indicated that they approximately coincide with lot lines, such lot lines shall be construed to be said boundaries; or where district boundaries are extensions of lot lines or connect the intersections of lot lines, such lines shall be said district boundaries.

(c) Where district boundaries are so indicated that they are approximately parallel to center lines of streets or highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the Zoning District Maps.

(d) Where district boundaries divide a lot, the boundaries are deemed to be lines which connect two identifiable points.

Section 310 Statements of Purposes and Intent for the Districts

(a) The RC Residential Conservation District.--It is the purpose of this district in areas where major physiographic problems exist, in areas where accessibility is difficult or in areas of unique natural beauty, to conserve the existing character of such areas by providing for low-intensity residential and agricultural uses and to guide more substantive land development into other more appropriate zoning districts.

(b) The RA Residential Agriculture District.--It is the purpose of this District to establish areas composed of residential properties of a semi-rural and rural character on lands in the County which do not have the natural and accessibility obstacles to development of the RC District. Requirements for this District
are designed to protect and stabilize the essential characteristics of these areas and to promote and encourage a suitable and safe environment for family life. Minimum lots in this District are of sufficient size to make it reasonably possible to treat sewage by septic tank followed by disposal of the effluent on the same property.

At the same time, it shall also be the purpose of this District to provide alternative land uses for farmers who have chosen to discontinue agriculture as a source of income, and to provide areas for necessary land uses, such as extractive industries, which by the nature of their operation involve large land areas and which otherwise would interfere with land development in areas of more intense usage.

(c) The RS Residential Subdivision District.—It is the purpose of this District to establish areas composed of residential properties of a suburban character on lands in the County most logically suited for this type of development, both physically and locationally. Requirements for this District are designed to protect and stabilize the essential characteristics of these areas and to promote and encourage a suitable and safe environment for family life. The requirements are designed to encourage the installation of public sewer facilities by permitting a higher density of development if public facilities are provided. More spacious lots are required if public facilities are not immediately available.

(d) The VC Village Center District.—This District is established and specifically structured to accommodate higher density residential uses and those retail sales and services that are considered to be essential to the functions of residential neighborhoods. Commercial facilities permitted in this District are generally required by a family at intervals of a week or less.

(e) The HC Highway Commercial District.—This District is established to accommodate those retail and business activities that serve a regional market and are not normally part of a shopping center development and those activities that require merchandising oriented to the highway user.

(f) The SC Shopping Center District.—This District is established to accommodate the grouped type of retail sales and service establishments planned and constructed as a unit, located on a single site, arranged for the convenience of the automobile-conveyed customer, and designed to effect efficiency and an attractive, pleasing environment for businessman and customer.

(g) The I Industrial District.—This District is established to contribute to the soundness of the economic base of the County by permitting and encouraging industrial development to take place in locations that will constitute a harmonious and appropriate addition to the physical development of the County.

ARTICLE IV. USE REGULATIONS
Section 400  **Applicability of Regulations**

Except as provided by law or in this Ordinance, in each district no building, structure, or land shall be used or occupied except for the purposes permitted in Section 450 and for the zoning districts so indicated.

Section 410  **Uses by Right, Special Exceptions, and Uses not Permitted**

(a) A use listed in Section 450 is permitted by right in any district denoted by the letter "P," subject to such requirements as may be specified in Section 450, and after a zoning permit has been issued in accordance with Article X.

(b) A use listed in Section 450 may be permitted as a Special Exception in any district denoted by the letters "SE" provided the Zoning Hearing Board authorizes the issuance of a zoning permit by the zoning officer, subject to the requirements of Sections 450 and 1132 and such further restrictions that said Board may establish.

(c) A use listed in Section 450 is not permitted in any district denoted by the letter "N."

Section 420  **Uses are Subject to Other Regulations**

Uses permitted by right or as special exceptions shall be subject, in addition to use regulations, to such regulations of yard, lot size, lot width, building area, provisions for off-street parking and loading, and to such other provisions as are specified in other Articles hereof.

In particular, the laws of the Commonwealth and the regulations of the Bucks County Department of Health regarding water supply and waste disposal shall be adhered to. Further, no zoning permit shall be issued until approval is obtained from the Bucks County Department of Health, for water supply and sewage disposal.

Section 450  **Table of Use Regulations**

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**AGRICULTURAL USES**

(1) 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. Providing when permitted as a special exception:

   (a) Minimum lot size shall not be less than ten (10) acres.
   (b) No raising of garbage fed pigs or the raising of minks will be allowed.
   (c) No barns, animal shelters, or feed yards shall be located closer than two hundred (200) feet from any lot line.
   (d) The construction of new buildings in RS and I districts which
by their size or nature will in-
hibit future residential or in-
dustrial developments shall not
be permitted.

(2) Kennel or Stable

Any lot on which animals are kept,
boarded or trained for fee, whether in
special buildings or runways or not in-
cluding but not limited to dog and cat
kennels, horse stables or riding
academies, providing:

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

(3) Crop farming

The raising and keeping of field,
truck and tree crops.

(4) Greenhouse.

Provided any goods sold in con-
nection with such greenhouse in RA,
RS and I districts be subject to
the provisions of Use 60.

RESIDENTIAL USES

(5) One-family detached dwelling.

(6) One-family attached dwelling,
provided:

(a) public sewage disposal is sued,
(b) no more than six dwelling units
are attached in a single build-
ing,
(c) minimum lot area per dwelling
unit shall not be less than
4,000 square feet for end units
and 2,000 square feet for
interior units.

(7) Conversions.

One-family dwellings converted for
occupancy by not more than two families,
subject to the following conditions:

(a) the lot area per family should
not be reduced thereby to less
than that required for the dis-
trict in which such lot is
situated;
(b) the yard, building area, and
other applicable requirements
for the district shall not be re-
duced thereby;
(c) no structural alteration of the
building exterior shall be made
except as may be necessary for
purposes of safety;
(d) such conversions shall be authorized only for large buildings that have little economic usefulness as single-family dwellings or for other conforming uses (e.g. barns) that were erected prior to the adoption of the Bucks County Zoning Ordinance.

(8) Multiple-Family Dwelling.

Multiple-family dwelling, providing the following requirements are met.

(a) Density. The overall density of occupancy shall not exceed ten (10) dwelling units per acre of lot area.

(b) Floor area. A maximum of 0.214 square feet of floor area shall be permitted for each square foot of lot area.

(c) Open Space

(1) At least 3.6 square feet of lot area per one (1%) foot of floor area shall be open space.

(2) Open space is the total horizontal area of all uncovered open space and one-half of all covered open space. Covered open space is exterior space that is open on its sides to weather, but not open above to the sky and weather; it includes roofed porches, roofed carports, and covered balconies.

(d) Livability Space

(1) At least 2.4 square feet of lot area per one (1) square foot of floor area shall be livability space.

(2) Livability space is the open space (paragraph (C)(2) above) minus the access and parking areas within the open space and minus "one-half any car area" in that open space which was eligible and credited fifty percent to open space. Access and parking space is open space area used for car traffic and maneuvering and for car parking, including paved trafficways and parking areas of all streets within or abutting the land area.

(e) Recreation Space

(1) At least 0.18 square feet of lot area per one (1) square foot of floor area shall be recreation space.

(2) All recreation space counted shall be at least twenty feet away from any residential wall containing a window on the ground floor, and shall have at least one hundred (100) feet for each dimension.
(f) Lot Area and Width. Any land development under the terms of this Article shall contain a minimum lot area of five (5) acres with a width of not less than 300 feet at the building line.

(g) Yards

(1) Front Yards.—not less than sixty (60) feet along each major traffic street (arterial highway, expressway, or collector road) or not less than forty (40) feet from the street line along other streets.

(2) Side and Rear Yards.—not less than forty (40) feet.

(h) Building Orientation. Facing walls are walls opposite to and parallel with one another and wall lines, or wall lines extended of opposite walls intersecting at angles of less than sixty-five (65) degrees. The minimum horizontal distance between facing walls of any two (2) buildings on one (1) lot or any one (1) building with facing walls:

(1) Where two facing walls both contain a window or windows, shall in no case be less than seventy-five (75) feet.

(2) Between two facing walls only one of which contains a window or windows, shall be in no case less than fifty (5) feet.

(3) Between two facing walls neither of which contains a window or windows, shall be in no case less than twenty-five (25) feet.

(4) Between corners of two buildings where no exterior wall of one building lies in such a way that it can be intersected by a line drawn perpendicular to any exterior wall of other buildings (other than a line that results from colinear walls), shall be no less than twenty-five (25) feet.

(i) Building Height. The maximum building height shall be thirty (30) feet with occupancy for residential purposes limited to two stories or less.

(j) Parking. Parking in accordance with the applicable sections of Article VI.

(k) Public sewage disposal is used.

(9) Rooming House.

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

(a) The minimum lot area per sleeping room shall be two thousand (2000) square feet in addition to any other lot area requirements.

(b) Conversion of an existing building for rooming house or dormitory purposes shall meet the applicable provisions of Use 7.

(10) Mobile Home, providing:

(a) The provisions of all effective County Ordinances regulating mobile homes and regulations of the Bucks County Health Department regarding water supply and waste disposal shall be adhered to;

(b) The lot area, dimensional, and other applicable requirements of this Ordinance for single-family homes in the district in which the mobile home is to be located shall be met;

(c) No more than one mobile home shall be located on a single parcel, except as provided in Use 13, and such mobile home shall be occupied by not more than a single family.

(11) Cottage Development.

A tract of land and buildings or structures planned as a whole for development of two or more cottages or other seasonal dwellings to be used only on a seasonal basis.

(a) The main use of the proposed development is for cottages to be used on a seasonal basis.

(b) A specific recommendation from the Bucks County Department of Health on whether a public sewage system is required or other means of sewage disposal consistent within Bucks County Department of Health Regulations are satisfactory.

(c) The maximum overall density shall not exceed 0.5 dwelling units per acre in RC districts, 1.0 dwelling unit per acre in RA district.

(d) Completely detached buildings on the same lot shall be not less than twenty (20) feet from one another.
(12) Cluster Development.

Planned development of single-family detached dwellings on lots with modified dimensional requirements, providing:

(a) The tract of land to be developed shall be twenty-five (25) acres or more in size.

(b) Minimum lot sizes shall not be less than one acre in RC Districts, 20,000 square feet in RA districts, and 13,500 square feet in RS districts.

(c) The maximum overall density shall not exceed 0.5 dwelling unit per acre in RC districts, 1.0 dwelling unit per acre in RA districts, and 1.8 dwelling units per acre in RS districts.

(d) An amount of land shall be set aside as permanent usable open space. Such open space shall:

(1) Either be dedicated to the applicable municipality if acceptable to them or be maintained by a homeowners association. When a homeowners association is required the developer must be sure that the requirements and procedures outlined by FHA in Sections 7 and 8.2 of Land Planning Bulletin No. 6, entitled, "Planned Unit Development with a Homes Association," dated December 1963 are met.

(2) Be suitable for use as a park, playground, pedestrian accessway, school, or other similar public purpose, or because of its topography, vegetation, or other natural character be left open with no particular use assigned to it.

(3) Be suitable for the construction of single-family homes under normal subdivision procedures. If a portion of such development is unusable either because of periodic flooding or for any other reason, then the portion of such development declared to be unusable shall be excluded from any calculations for permissible density and usable open space.

(4) Comprise at least twenty-five (25) percent of the total development.
(13) Mobile Home Park.

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

(a) All provisions of any local trailer park ordinance are met.

(b) The density of such development shall not exceed 4.5 dwelling units per acre.

(c) The minimum yard requirements for each mobile home lot shall be thirty-five (35) feet for front and rear yards and fifteen (15) feet for side yards. Such yards shall be measured from the perimeter of the mobile home stand.

(d) Each mobile home stand shall have minimum dimensions of 50 x 24 feet, except that at least twenty percent of the stands shall have minimum dimensions of 70 x 24 feet.

(e) Every mobile home stand shall have access to a public street in accordance with appropriate subdivision regulations for private access drives.

(f) A mobile home park shall have buffer yards in accordance with the buffer yard regulations in Section 610 of this Ordinance.

(g) A mobile home park shall provide an area of common open space of at least 5,000 square feet or 200 square feet per mobile home lot, whichever is greater.

(h) A mobile home park shall have direct access to an arterial or collector highway.

(i) The minimum lot area for a mobile home park shall be five (5) acres.

(j) The minimum number of spaces completed and ready for occupancy before the first occupancy is permitted shall be nine.

(k) No space shall be rented for residential use of a mobile home in any such park except for periods of thirty (30) days or more.

(l) Public sewerage shall be required.
(m) Plans for any mobile home park shall be submitted in conformance with appropriate articles of the Bucks County Subdivision Regulations or local regulations, whichever has jurisdiction.

(14) Travel Trailer Camp.

A lot or part thereof occupied or designed for occupancy by one or more travel trailers or travel units, providing:

(a) All applicable provisions of any local trailer park ordinance are met.

(b) The minimum lot area for any such development shall be three (3) acres.

(c) Spaces for use of travel trailers shall be rented by the day or week only and occupants of such space shall remain in the same trailer park not more than fifteen (15) days.

(d) The minimum number of spaces completed and ready for occupancy before the first occupancy is permitted shall be ten.

(e) A specific recommendation from the Bucks County Department of Health on whether centralized sewage system requirements shall be met or other means of sewage disposal consistent within Bucks County Department of Health regulations are satisfactory.

INSTITUTIONAL, RECREATIONAL, AND EDUCATIONAL

(15) Cemeteries.

(16) Churches, including convents, parish houses and other housing for religious personnel, subject to the following provisions:

(a) Minimum lot size shall not be less than two (2) acres.

(b) All buildings shall be not less than one hundred (100) feet from any lot line.

(c) Completely detached buildings on the same lot shall be not less than twenty (20) feet from one another.
(17) Schools, including religious and nonsectarian, denominational, private or public school, not conducted as a private gainful business, subject to the following provisions:

(a) Minimum lot size shall be not less than two (2) acres.

(b) All buildings shall be not less than one hundred (100) feet from any lot lines.

(c) Completely detached buildings on the same lot shall be not less than twenty (20) feet from one another.

(18) Library.

(19) Public building owned or operated by an agency of the County or other government.

(20) Public recreational facility owned or operated by an agency of the County or other government.

(21) Golf course not including a driving range or miniature golf course, providing:

(a) The minimum lot size shall be forty acres.

(b) All buildings shall be not less than one hundred (100) feet from any lot line.

(22) Private, recreational facility, including camps, parks and facilities operated in conjunction with a private club or lodge providing:

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

(b) All buildings shall be not less than one hundred (100) feet from any lot line.

(23) Private club, operated for members only and not for profit.

(24) Licensed hospital or medical center providing:

(a) A lot area of not less than five (5) acres shall be required.

(b) Direct access to a collector road shall be available.
(c) Any such establishment providing convalescent care or care for the chronically sick shall provide an additional lot area of not less than one thousand (1,000) square feet per bed in use for such long-term care.

(25) Nursing Home.

A nursing or convalescent home is a licensed establishment which provides full-time convalescent or chronic care, or both, for three or more individuals who are not related by blood or marriage to the operator and who, by reason of chronic illness or infirmity, are unable to care for themselves. No care for the acutely ill, nor surgical nor obstetrical services, shall be provided in such a home; a hospital or sanitarium shall not be construed to be included in this definition.

(a) A lot area of not less than two acres is provided.

(b) No more than fifty patients shall be accommodated at any one time, unless the lot area is increased by 1000 square feet for each additional patient bed over 50.

(26) Medical Office.

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

(27) Veterinarian.

Where animals or pets are given medical or surgical treatment, including animal hospitals.

(a) If small animals are to be treated, dogs, cats, birds and the like, such hospital shall have a minimum lot area of two acres.

(b) If large animals are to be treated, cows, horses, pigs and the like, such office or hospital may be located only in a RA district and shall have a minimum lot size of four (4) acres.

(28) Bank or other financial institution.

(29) Business, professional, or governmental office.
COMMERCIAL USES

(30) Shops and stores for the sale of antiques, books, beverages, confections, drugs, dry goods, flowers, foodstuffs, gifts, garden supplies, hardware, household appliances, jewelry, notions, periodicals, stationery, tobacco, paint, and wearing apparel.

(31) Personal services, including barber shop, beauty parlor, laundry or cleaning agency, self-service laundry and wearing apparel.

(32) Restaurant or other place for the sale and consumption of food and beverages, but without drive-in service (service at table or counter facilities only).

(33) Restaurant or other place for the sale and consumption of food and beverages with drive-in service.

(34) Repair shop for appliances, watches, guns, bicycles, locks.

(35) Mortuary or funeral home.

(36) Motel, Hotel.

A building or group of buildings containing rooms for rent for the accommodation of transient guests, chiefly motorists. Resort hotels are permitted in the RC and RA districts only and shall be subject to the following conditions.

(a) A lot area of not less than ten (10) acres shall be provided.

(b) The lot shall have direct access to a collector or arterial highway as designated on the appropriate zoning map.

(c) No building shall be located within one hundred (100) feet of any street line or property line.

(d) A minimum of fifteen (15) guest-rooms for overnight guests shall be provided in the main hotel building.

(e) Individual guestrooms and suites shall include no facilities for cooking.

(37) Public Entertainment Facilities.

An activity operated as a gainful business, open to the public for the purpose of public entertainment or recreation, including but not limited to bowling alleys, motion picture theaters, health clubs, miniature golf courses, etc.; providing:
(a) All outdoor facilities shall be limited to the HC district.

(b) In the VC districts, adequate measures to prevent noise and other noxious influences from disturbing nearby residential properties shall be taken.

(38) Gasoline Service Station.

Where gasoline, oil, grease, batteries, tires and automobile accessories are sold at retail and normal mechanical repairs are conducted, but not including body work, painting, spraying or welding, or storage of automobiles not in operating condition, providing:

(a) All activities except those required to be performed at the fuel pumps shall be performed within a completely enclosed building.

(b) Fuel pumps may be located within the front yard but shall be at least twenty (20) feet from any street line.

(c) All automobile parts, dismantled vehicles, and similar articles shall be within a building.

(39) Automotive Sales, including sale and rental of automobiles, trucks, farm equipment, trailers and boats.

(40) Automotive Repair and Car Washing Facilities, not including storage of automobiles and other vehicles not in operating condition.

UTILITIES

(41) Fire Station.

(42) Utility Station, including electric substations, pumping stations, automatic telephone exchanges, micro-relay stations and the like, providing:

(a) In RS and VC districts, such uses should be permitted only if it is essential to service such district.

(b) In RC, RA, and RS districts, no public business office, and in RC, RA, RS and VC no storage yard or storage building nor repair facilities shall be operated in connection with such use.

(43) Parking Lot, as a primary use of the land, providing:
(a) In RC, RA, and RS districts, such area will be used for the parking of cars of employees, customers or guests of existing establishments in the same district where the parking area is proposed.

(b) No charge shall be made for parking.

(c) No sales or service operation shall be performed.

(d) Such area shall meet the design standards of Article VIII.

INDUSTRIAL USES

(44) Manufacturing; including the production, processing, cleaning, testing, and distribution of materials, goods, foodstuffs, and other products.

(45) Warehousing, including wholesale business.

(46) Research, testing or experimental laboratory.

(47) Printing, publishing, binding.

(48) Truck Terminal.

(49) Contractors office and storage, such as building, cement, electrical, heating, plumbing, masonry, painting and roofing.

(50) Lumber yard.

(51) Upholsterer or cabinetmaker.

*When located in an RA district, uses 44, 45, 47, 49, 50 and 51 shall be subject to the following conditions:

(a) The owner or other person having primary interest in the proposed industrial use shall reside on the same parcel of land therewith.

(b) Unless cause is shown to the contrary and specific limits are established, the operation of any such proposed industrial use shall be contained within buildings in existence.

(c) A minimum lot size of two acres.

(d) Buffer yards in accordance with Section 610 shall be required unless the Board of Adjustment deems such requirement unnecessary.
(e) The purposes of the RA district as defined in Section 310 (b) are observed.

(52) Mill, where grain, lumber and similar products are processed.

(53) Junk Yard.

A "junk yard" is defined as any land, structure, or land and structure in combination used for the storage, baling, packing, sorting, handling, disassembling, purchase, or sale of any material or materials which are used, salvaged, scrapped or reclaimed but are capable of being reused in some form, including but not limited to metals, bones, rags, fibers, paper, cloth, rubber, rope, bottles, machinery, tools, appliances, fixtures, utensils, lumber, boxes, crates, pipe, pipe fittings, tires, motor vehicles and motor vehicle parts. No material which fails to meet this definition because it is discarded and incapable of being reused in some form shall be placed in any junk yard. Junk yards shall be subject to the following conditions:

(a) No material shall be placed in any junk yard in such a manner that it is capable of being transferred out of the junk yard by wind, water or other natural causes.

(b) The boundaries of any junk yard shall at all times be clearly delineated.

(c) All paper, rags, cloth and other fibers, and activities involving the same, other than loading and unloading, shall be within fully enclosed buildings.

(d) All junk yard materials and activities not within fully enclosed buildings shall be surrounded by a fence at least eight (8) feet in height, and maintained in good condition. Any gate in such fence shall be similarly constructed and maintained, and shall be kept locked at all times when the junk yard is not in operation. Additionally, screening shall be required in accordance with paragraph 610 (f), and the yard requirements included in Article V for buildings shall be met.

(e) All materials shall be stored in such a manner as to prevent the breeding or harboring of rats, insects or other vermin. When necessary, this shall be accomplished by enclosure in containers, raising of materials above the ground, separation of types of materials, preventing the collection of stagnant water, extermination procedures, or other means.
(f) No burning shall be carried on in any junk yard except in suitable containers at appropriate locations and times. Fire hazards shall be prevented by organization and segregation of stored materials, with particular attention to the separation of combustibles from other materials and enclosure of combustibles where necessary, by the separation of combustibles where necessary, by the provision of adequate aisles for escape and firefighting, and by other necessary measures.

(54) Sanitary landfill or incinerator, subject to the following requirements:

(a) Such facility shall be established and operated in accordance with the applicable requirements of all regulating bodies such as the Bucks County Department of Health and the Pennsylvania Department of Health.

(b) A lot area of not less than twenty-five (25) acres shall be provided.

(c) No sanitary landfilling operation or incineration shall take place within two hundred (200) feet of any street or property line.

(d) The lot shall have direct access to either an arterial or collector highway as shown on the appropriate municipal zoning map.

(e) It shall be demonstrated that the use, because of its location and proposed method of operation, will not have an adverse effect upon any surrounding areas of the County.

(55) Sand, clay, gravel, or similar extractive operations including borrow pits. Borrow pit - an excavation for the purpose of removing of material to be used for filling in another location (usually in construction).

Plans Required

For the Zoning Hearing Board review and consideration, the applicant shall provide the following plans and information.

(a) Plan of General Area (within a one-mile radius of site) at a scale of 1,000 feet to the inch or less with a 20-foot contour interval or less to show:
(1) **Existing Data**

a. Location of proposed site.

b. Land use pattern including building locations and historical sites and buildings.

c. Roads: indicating major roads and showing width, weight loads, types of surfaces and traffic data.

(2) **Proposed Data**

a. Subdivisions.

b. Parks, schools, and churches.

c. Highways--(new and reconstructed).

d. Other uses pertinent to proposal.

(b) **Plan of Proposed Site** - at a scale of 100 feet to the inch or less with a five-foot contour interval or less to show:

(1) **Basic Data**

a. Soils and geology.

b. Ground water data and water courses.

c. Vegetation--with dominant species.

d. Wind data--directions and percentage of time.

(2) **Proposed Usage**

a. Final grading by contours.

b. Interior road pattern, its relation to operation yard and points of ingress and egress to state and township roads.

c. Estimated amount and description of aggregate and overburden to be removed.

d. Ultimate use and ownership of site after completion of operation.

e. Source of water if final plan shows use of water.

f. Plan of operation showing:

1. Proposed tree screen locations.

2. Soil embankments for noise, dust, and visual barriers and heights of spoil mounds.

3. Method of disposition of excess water during operation.

4. Location and typical schedule of blasting.

5. Machinery--type and noise levels.


**Performance Standards**

(a) **Operations.** Extractive operations shall meet all development and performance standards of Article VI, except buffering as required in Section 610 which shall be as the zoning hearing board prescribes.
(b) Setbacks. No excavation, quarry wall, storage or area in which processing is conducted shall be located within fifty (50) feet of any lot line, one hundred (100) feet of any street line, nor within two hundred (200) feet of any VC or RS district boundary line.

(c) Grading. All excavations, except stone quarries, shall be graded in such a way as to provide an area which is harmonious with the surrounding terrain and not dangerous to human or animal life.

(1) Excavations shall be graded and backfilled to the grades indicated by the site plan. Grading and backfilling shall be accomplished continually and as soon as practicable after excavation. Grading and backfilling may be accomplished by use of waste products of the manufacturing operation or other materials, providing such materials are composed of non-noxious, non-combustible solids.

(2) Grading and backfilling shall be accomplished in such a manner that the slope of the fill or its cover shall not exceed normal angle of slippage of such material, or forty-five degrees in angle, whichever is less. During grading and backfilling the setback requirements in paragraph (b) above may be reduced by one-half, such that the top of the graded slope shall not be closer than twenty-five (25) feet to any lot line, fifty (50) feet to any street line, nor within one hundred (100) feet of any VC or RS district boundary line.

(3) When excavations which provide for a body of water are part of the final use of the tract, the banks of the excavation shall be sloped to a minimum ratio of seven (7) feet horizontal to one (1) foot vertical, beginning at least fifty (50) feet from the edge of the water and maintained into the water to a depth of five (5) feet.

(4) Drainage shall be provided, either natural or artificial, so that disturbed areas shall not collect nor permit stagnant water to remain.

(d) Access. Truck access to any excavation shall be so arranged as to minimize danger to traffic and nuisance to surrounding properties.
(e) Planting. When planting is the final use to which the tract is put, all that is not covered by water shall be covered with top soil to a depth of at least six (6) inches or other appropriate depth specified by the Zoning Hearing Board. A planting plan shall be prepared for the entire finished tract using various types of plant material for the prevention of soil erosion and to provide vegetative cover. When buildings are proposed as part of the final use to which the tract is put, planting in areas adjacent to proposed buildings shall be planted with a vegetative cover in keeping with the requirements of the ultimate building purposes.

(f) Stone Quarries. Stone quarries whose ultimate depth shall be more than twenty-five (25) feet shall provide the following:
(1) A screen planting within the setback area required in paragraph (b) above shall be required. Such screen shall be no less than twenty-five (25) feet in width and set back from the excavation so as to keep the area next to the excavation planted in grass or ground cover and clear of any obstruction. Such planting shall not interfere with the provisions of Section 550.
(2) A chain link (or equal) fence at least ten (10) feet high and with an extra slanted section on top strung with barbed wire shall be placed at the inner or outer edge of planting.
(3) Warning signs shall be placed on the fence at intervals of not less than one hundred (100) feet completely surrounding the area.

ACCESSORY USES

(56) One-family detached dwelling or mobile home for use as a residence by relatives, tenant farmer, or employees of a farm or estate, provided:

(a) That such detached dwelling or mobile home meets all requirements of this ordinance and other applicable ordinances or regulations except location on a separate lot.

(b) Only one of either an additional dwelling or mobile home is permitted unless permission is specifically granted by the Board of Adjustment as a conditional use.

(57) Home Occupation. A home occupation is an activity that:
(a) Is customarily carried on in a dwelling unit, and

(b) Is clearly incidental and secondary to the use of the dwelling for residential purposes, and

(c) Conforms to the following regulations:

(1) The home occupation shall be carried on wholly indoors and within the existing buildings.

(2) There shall be no use of show windows or display or advertising visible outside the premises to attract customers or clients other than home occupation announcement signs as permitted and regulated in Article VII, and there shall be no exterior storage of materials.

(3) No alterations, additions, or changes to the structure shall be permitted in order to accommodate or facilitate a home occupation.

(4) No repetitive servicing by truck for supplies and material shall be required.

(5) The home occupation shall be carried on only by members of the immediate family residing in the dwelling unit plus not more than one (1) additional employee.

(6) In RS and VC districts, the floor area devoted to a home occupation shall not be more than twenty-five (25) percent of the ground floor area of the principal residential structure.

(d) In particular, a Home Occupation includes, but is not limited to the following: art studio, barber shop, beauty parlor, professional office of a physician, dentist, lawyer, engineer, architect, writer, or accountant, real estate and insurance office.

(e) However, among the uses that shall not be interpreted to be a home occupation are the following: animal hospital; commercial stables and kennels; funeral parlors or undertaking establishment; antique shop; tourist home; and restaurants.

(58) Non-commercial greenhouses, toolshed, private garage, swimming pool, or similar accessory structures and other accessory uses customarily incidental to a permitted use and not normally conducted as an independent principal use, provided that any use accessory to a use permitted only as a conditional use shall be established only if and as provided by such conditional use permit.
(59) Accessory uses. Including but not limited to non-commercial greenhouses, toolshed, private garage, swimming pool, or similar accessory structure and other accessory uses customarily incidental to a permitted use and not normally conducted as an independent principal use, provided that any use accessory to a use permitted only under a conditional use shall be established only if and as provided in such conditional use.

(60) Drive-in stand not exceeding four hundred (400) square feet of gross floor area for the sale of farm, nursery, or greenhouse products primarily produced on the premises where offered for sale provided:

(a) The stand shall not be nearer than fifty (50) feet to any intersection.

(b) The stand shall be of temporary construction but shall be maintained in good condition.

(61) Off-street parking subject to the provisions and requirements of Article VIII.

(62) Signs subject to the provisions and requirements of Article VII.

(63) Principal uses as accessory uses. If any principal use listed in this table is proposed as an accessory use to another permitted principal use, permission to establish such proposed accessory use shall be granted as a conditional use subject to the requirements of Section 1132.
ARTICLE V. DIMENSIONAL REQUIREMENTS

Section 500 District Regulations

The regulations for each District pertaining to minimum lot size, minimum lot width, maximum building coverage, maximum height, and minimum yards shall be as specified in this section, "Table of Dimensional Requirements for Principal and Accessory Uses Permitted by Right," subject to the further provisions of Article IV, Article V, and Article X.

A. LOT SIZE

Section 510 Lot Area or Yard Required

The lot or yard requirements for any new building or use shall not include any part of a lot that is required by any other building or use to comply with the requirements of this Ordinance. No required lot or area shall include any property, the ownership of which has been transferred subsequent to the effective date of this Ordinance if such property was a part of the area required for compliance with the dimensional requirements applicable to the lot from which such transfer was made.

Section 511 Minimum Lot Size

Where a minimum lot size is specified, no main building or use shall be erected or established on any lot of lesser size than as specified in Section 500, except as specified in Section 512.

Section 512 Exceptions to Minimum Lot Sizes

(a) The provisions of Section 500 shall not prevent the construction of a single-family dwelling on any lot which was lawful when created and which prior to the effective date of this Ordinance was in separate ownership duly recorded by plan or deed, and provided that:

1. Such lot is not less than 5,000 square feet.
2. Those lots not served by public water and sewers shall meet all requirements of the Bucks County Department of Health.
3. That the percentage of lot area covered by the single-family dwelling shall not exceed 15% of the area of the lot or 1500 square feet, whichever is greater.
4. That the front and rear yards shall aggregate at least 60% of the total lot depth or meet the normal requirements of the District in which the lot is located, but in no case shall either the front yard or the rear yard be less than 30 feet.
5. That the side yards shall aggregate at least 40% of the total lot width or meet the normal requirements of the District in which the lot is located but in no case shall either side yard be less than 10 feet.

(b) This exception shall not apply to any two or more contiguous lots in a single ownership as of or subsequent to the effective date of this Ordinance in any case where a re-parceling or replatting could create one or more lots which would conform to the normal provisions.
B. LOT WIDTH

Section 520 Minimum Lot Width

Where a minimum lot width is specified, no main building shall be erected on any part of a lot which has a width of less than that specified in Section 500, except as specified in Section 512.

C. BUILDING COVERAGE

Section 530 Maximum Building Coverage

For any building or group of buildings on a lot, the percentage of the lot area covered by buildings shall not exceed the maximum specified in Section 500.

D. HEIGHT OF BUILDINGS

Section 540 Maximum Height of Buildings

No building shall exceed the maximum height of buildings specified in Section 500, except as specified in Section 541.
### Section 500 TABLE OF DIMENSIONAL REQUIREMENTS FOR PRINCIPAL AND ACCESSORY USES PERMITTED BY RIGHT
(Unless other dimensions are specified in Article IV)

<table>
<thead>
<tr>
<th>District</th>
<th>Minimum Lot Size</th>
<th>Minimum Lot Width (ft.)</th>
<th>Maximum Building Coverage</th>
<th>Maximum Height (feet)</th>
<th>Minimum Yards (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Front</td>
</tr>
<tr>
<td>RC</td>
<td>2 acres</td>
<td>200</td>
<td>10%</td>
<td>35</td>
<td>50</td>
</tr>
<tr>
<td>RA</td>
<td>1 acre</td>
<td>150</td>
<td>15%</td>
<td>35</td>
<td>50</td>
</tr>
<tr>
<td>RS</td>
<td>1 acre</td>
<td>150</td>
<td>15%</td>
<td>35</td>
<td>50</td>
</tr>
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<td></td>
<td>20,000 sq.ft.²</td>
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<td>35</td>
<td>35²</td>
</tr>
<tr>
<td>VC</td>
<td>1 acre</td>
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<td>15%</td>
<td>40</td>
<td>50</td>
</tr>
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<td>40</td>
<td>35³</td>
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<tr>
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<td>25%</td>
<td>40</td>
<td>75</td>
</tr>
<tr>
<td>SC</td>
<td>5 acres</td>
<td>300</td>
<td>20%</td>
<td>40</td>
<td>75</td>
</tr>
<tr>
<td>I</td>
<td>2 acres</td>
<td>200</td>
<td>-</td>
<td>40</td>
<td>50</td>
</tr>
</tbody>
</table>

In accordance with Section 120 (b) of this Ordinance, any municipal Subdivision Regulations or other applicable regulations which require a minimum lot size larger than those indicated herein shall take precedence.

With off-lot sewerage system.

No structure or use except off-street parking shall be less than fifty (50) feet from any Residential District boundary line.

No structure or use except off-street parking shall be less than one hundred (100) feet from any Residential District boundary line.

See Section 581 for additional requirements.
Section 541 Height Exceptions

The height limitation of this Ordinance shall not apply to church spires, belfries, cupolas, monuments, silos and domes not used for human occupancy; no to chimneys, ventilators, skylights, water tanks, bulkheads, similar features and necessary mechanical appurtenances normally built above the roof level. Such features, however, shall be erected only to such height as is necessary to accomplish the purpose they are to serve and shall not exceed in cross-sectional area twenty (20) percent of the ground floor area of the building.

E. GENERAL YARD AND SETBACK REGULATIONS

Section 500 Traffic Visibility Across Corners

In all districts, no structure, fence, planting or other structure shall be maintained between a plane two feet above curb level and a plane seven feet above curb level so as to interfere with traffic visibility across the corner within that part of the required front or side yard which is within a triangle bounded by the front and side lot lines and a straight line drawn between points on each such lot line twenty-five (25) feet from the intersection of said lot lines or extension thereof.

Section 551 Spacing of Non-Residential Buildings on the Same Lot

Where two or more main buildings for non-residential uses are proposed to be built upon property in one ownership, front, side and rear yards are required only at lot lines abutting other properties.

F. FRONT YARDS

Section 560 Front Yard Requirements

(a) Where a minimum depth of front yard is specified in Section 500, an open space of at least the specified depth shall be provided between the street line or lines and the nearest point of any building or structure, except as may be permitted hereafter. As provided in Section 224, street lines are considered to be established by future rights-of-way when so designated. The purpose of this provision is to avoid interference with anticipated future road widenings and improvements.

(b) Future right-of-way widths are established for those roads wherein the existing legal right-of-way is less than that indicated below for the particular class of road. The centerline of each future right-of-way shall be considered the same centerline as the existing right-of-way. The specific classification for each road is shown on the appropriate municipal zoning map.

(c) Streets and their future rights-of-way as follows:

(1) Thoroughfares:

(i) Expressway.—designed for large volumes and high-speed traffic with access limited to grade separated intersections. Future rights-of-way shall be as determined by the Pennsylvania Department of Highways.

(ii) Arterial Highways.—designed for large volumes and high-speed traffic with access to abutting properties restricted. Future rights-of-way shall be one hundred twenty (120) feet.
(iii) Collector Highways.--designed to carry a moderate volume of fast-moving traffic from primary and secondary streets to arterial streets, with access to abutting properties restricted. Future rights-of-way shall be eighty (80) feet.

(2) Local Streets:

(i) Primary Streets.--designed to carry a moderate volume of traffic, to intercept rural roads and secondary streets, to provide routes to collector highways and to provide access to the abutting properties. Future rights-of-way shall be sixty (60) feet.

(ii) Rural Roads and Secondary Streets.--designed to provide access to the abutting properties and a route to primary streets. Future rights-of-way shall be fifty (50) feet.

Section 561 Requirements for Front Yards along Thoroughfares

For those properties fronting on throughfares (expressways, arterial and collector highways as identified in Section 560 (c) (1) above), minimum front yards shall be at least fifty (50) feet unless an additional setback is required by Section 500 for the district involved.

Section 562 Corner Lots

On a corner lot, the street side yard shall equal the required front yard for lots facing that street.

Section 563 Through Lots

On a through lot, the rear yard depth shall be not less than the required depth of the front yard in the district in which such lot is located.

Section 564 Exceptions for Existing Alignment

If the alignment of two or more existing buildings on each side of a lot within a distance of fifty (50) feet of the proposed building and fronting on the same side of the same street in the same block is nearer to the street than the required front yard depth, the average of such existing alignment within that distance shall be the required front yard.

Section 565 Projections Into Front Yards

Ground story bays and porches not over half the length of the front wall may project into any front yard three and one-half (3 1/2) feet. Chimneys, flues, columns, sills, and ornamental features may project not more than one (1) foot, and cornices and gutters not more than two (2) feet, over a required front yard.

Section 566 Fences and Terraces in Front Yards

Subject to Section 551, the provisions of Section 560 shall not apply to front fences, hedges or walls less than six (6) feet high above the natural grade in the required front yard, nor to terraces, steps, uncovered porches, unenclosed porches, nor to other similar features less than three (3) feet above the level of the floor of the ground story.

Section 567 Accessory Buildings in Front Yards

Accessory buildings shall not be permitted within required front yards.
G. SIDE YARDS

Section 570 Side Yard Requirements

No portion of a building or structure shall be built within the minimum depth from the side line specified in Section 500, except as permitted in Section 573.

Section 571 Projections Into Side Yards

Bays, balconies, chimneys, flues, and fire escapes may project into a required side yard not more than one third (1/3) of its width, and not more than four (4) feet in any case. Ground story bays and porches not over half the length of the side wall may project into any side yard three and one half (3-1/2) feet.

Section 572 Fences and Terraces in Side Yards

Subject to Section 551, the provisions of Section 570 shall not apply to fences or hedges less than seven (7) feet above the natural grade, nor to terraces, steps, uncovered porches, or other similar features less than three (3) feet above the floor of the ground story.

Section 573 Accessory Buildings in Side Yards

Completely detached accessory buildings may occupy a required side and rear yard but shall not be located closer than fifteen (15) feet to any side or rear property line.

H. REAR YARDS

Section 580 Rear Yard Requirements

No portion of a building or structure shall be built within the minimum depth from the rear line specified in Section 500, except as permitted in Section 582.

Section 581 Projections Into Rear Yards

Such projections into side yards as permitted by Section 572 may also be permitted into rear yards up to the same number of feet, but in no case within eight (8) feet of an accessory building.

Section 582 Accessory Buildings in Rear Yards

Completely detached accessory buildings may occupy a required rear yard but shall not be located closer than fifteen (15) feet to any rear property line.
ARTICLE VI. GENERAL PERFORMANCE STANDARDS

Section 600 Compliance

All uses and activities established after the effective date of this Ordinance shall comply with the following standards.

Section 601 Noise

The sound level of any operation (other than the operation of motor vehicles or other transportation facilities, operations involved in the construction or demolition of structures, emergency alarm signals or time signals) shall not exceed the decibel levels in the designated octave bands as stated below. The sound-pressure level shall be measured with a Sound-Level Meter and an Octave Band Analyzer that conform to specifications published by the American Standards Association. (American Standard Sound Level Meters for Measurement of Noise and Other Sounds, Z 24.3-1944, American Standards Association, Inc., New York, New York, and the American Standard Specification for an Octave-Band Filter Set for the Analysis of Noise and Other Sounds, Z 24.10-1953, American Standards Association, Inc., New York, New York shall be used).

Sound pressure levels shall be measured at the property line upon which the emission occurs. The maximum permissible sound-pressure levels for smooth and continuous noise shall be as follows. (All of the decibel levels stated below shall apply in each case.)

<table>
<thead>
<tr>
<th>Frequency Band</th>
<th>Maximum Permitted Sound-Pressure Level (Decibels)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-150</td>
<td>67</td>
</tr>
<tr>
<td>150-300</td>
<td>59</td>
</tr>
<tr>
<td>300-600</td>
<td>52</td>
</tr>
<tr>
<td>600-1200</td>
<td>46</td>
</tr>
<tr>
<td>1200-2400</td>
<td>40</td>
</tr>
<tr>
<td>2400-4800</td>
<td>34</td>
</tr>
<tr>
<td>Above 4800</td>
<td>32</td>
</tr>
</tbody>
</table>

If the noise is not smooth and continuous or is radiated during sleeping hours, one or more of the corrections below shall be added to or subtracted from each of the decibel levels given above.

<table>
<thead>
<tr>
<th>Type of Operation or Character of Noise</th>
<th>Corrections in Decibels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Noise occurs between the hours of 10 P.M. and 7 A.M.</td>
<td>-3</td>
</tr>
<tr>
<td>Noise occurs less than five (5) percent of any one-hour period</td>
<td>+5</td>
</tr>
<tr>
<td>Noise is of periodic character (hum, scream, etc.), or is of impulsive character (hammering, etc.). (In the case of impulsive noise, the correction shall apply only to the average pressure during an impulse, and impulse peaks shall not exceed the basic standards given above.)</td>
<td>-5</td>
</tr>
</tbody>
</table>
Section 602 Smoke

No smoke shall be emitted from any chimney or other source, of visible gray opacity greater than No. 1 on the Ringlemann Smoke Chart as published by the U.S. Bureau of Mines; except that smoke of a shade not darker than No. 2 on the Ringlemann Chart may be emitted for not more than four (4) minutes in any thirty (30) minute period.

Section 603 Dust, Fumes, Vapors, and Gases

(a) The emission of dust, dirt, fly ash, fumes, vapors, or gases which can cause any damage to human health, to animals, to vegetation, or to property, or which can cause any soiling or staining of persons or property at any point beyond the lot line of the use creating the emission, is herewith prohibited.

(b) No emission of liquid or solid particles from any chimney or other source shall exceed three tenths (0.3) grains per cubic foot of the covering gas at any point beyond the lot line of the use creating the emission. For measurement of the amount of particles in gases resulting from combustion, standard correction shall be applied to a stack temperature of five hundred (500) degrees F. and fifty (50) percent excess air in stack at full load.

Section 604 Heat

No use shall produce heat perceptible beyond its lot lines.

Section 605 Odor

No use shall emit odorous gases or other odorous matter in such quantities as to be offensive at any point on or beyond its lot lines. The guide for determining such quantities of offensive odors shall be the most restrictive provisions of Table III (odor thresholds) in Chapter 5, "Air Pollution Abatement Manual," copyright 1991 by Manufacturing Chemists Association, Inc., Washington, D.C.

Section 606 Glare

No use shall produce a strong, dazzling light or a reflection of a strong, dazzling light beyond its lot lines.

Section 607 Vibrations

No use shall cause earth vibrations or concussions detectable beyond its lot lines, without the aid of instruments, with the exception of vibration produced as a result of construction activity.

Section 610 Buffer Yards

Buffer yards are required in all commercial and industrial districts along the district boundaries between themselves and residential districts. Buffer yards shall comply with the following standards:

(a) The buffer yard shall be measured from the district boundary line or from the near street line where a street serves as the district boundary line.

(b) The buffer yard shall be required in the HC, SC, and I Districts along the district boundaries between themselves and all residential district boundary lines.

(c) The buffer yard may be conterminous with required front, side, or rear yards, and in case of conflict, the larger yard requirements shall apply.
(d) In all buffer yards, the exterior fifty (50) foot width shall be planted with grass seed, sod or ground cover, and shall be maintained and kept clean of all debris, rubbish, weeds and tall grass in conformance with existing regulations.

(e) No structure, manufacturing or processing activity, or storage of materials shall be permitted in the buffer yard; however, parking of passenger automobiles shall be permitted in the portion of the buffer yard exclusive of the exterior fifty (50) foot width.

(f) All buffer yards shall include a dense screen planting of trees, shrubs, or other plant materials, or both, to the full length of the lot line to serve as a barrier to visibility, air-borne particles, glare and noise. Such screen planting shall be located within the exterior fifty (50) feet of the buffer yard, and shall be in accordance with the following requirements:

1. Plant materials used in the screen planting shall be at least four (4) feet in height when planted and be of such species as will produce, within two (2) years, a complete visual screen of at least eight (8) feet in height.
2. The screen planting shall be maintained permanently, and any plant material which does not live shall be replaced within one (1) year.
3. The screen planting shall be so placed that at maturity it will not be closer than three (3) feet from any street or property line.
4. In accordance with the provisions of Section 550, a clear sight triangle shall be maintained at all street intersections and at all points where private accessways intersect public streets.
5. The screen planting shall be broken only at points of vehicular or pedestrian access.

(g) No screen planting shall be required along streets which form district boundary lines, provided that:

1. No outdoor processing or manufacturing activity and no outdoor storage of materials shall be so located to be visible from the adjacent Residential District.
2. Only the front of any proposed building shall be visible from the adjacent Residential Districts.

(h) Prior to the issuance of any Zoning Permit, complete plans showing the arrangement of all buffer yards, the placement, species and size of all plant materials, and the placement, size, materials, and type of all fences to be placed in such buffer yard shall be reviewed by the Zoning Officer, to ascertain that the plans are in conformance with the terms of this Ordinance.

Section 620  Storage and Waste Disposal

(a) No highly flammable or explosive liquids, solids, or gases shall be stored in bulk above ground, except tanks or drums of fuel directly connected with energy devices or heating appliances located and operated on the same lot as the tanks or drums of fuel.

(b) All outdoor storage facilities for fuel, raw materials and products, and all fuel, raw materials and products stored outdoors, shall be enclosed by an approved safety fence.
(c) No materials or wastes shall be deposited upon a lot in such form or manner that they may be transported off the lot by natural causes or forces, nor shall any substance which can contaminate a stream or watercourse or otherwise render such stream or watercourse undesirable as a source of water supply or recreation, or which will destroy aquatic life, be allowed to enter any stream or watercourse.

(d) All materials or wastes which might cause fumes or dust, or which constitute a fire hazard, or which may be edible or otherwise attractive to rodents or insects, shall be stored outdoors only if enclosed in containers which are adequate to eliminate such hazards.

Section 630 Floodway Regulations

No improvements other than those permitted herein shall hereafter be permitted in the Delaware River Floodway as defined in Section 631.

The purposes of these regulations are:

(a) To prevent the construction of improvements in locations where they would likely be damaged by floods; or where they would be washed away and cause damage to downstream properties.

(b) To prevent encroachments on floodways which would cause damage to other properties on the watercourse by increasing the height or the velocity of floods.

(c) To prevent pollution of watercourses during floods by preventing the placing or storing in the floodway of unsanitary or dangerous substances.

Section 631 Definitions

Floodway. The relatively flat land adjoining a watercourse and subject to overflow therefrom. The boundaries of the floodway are established in Section 632 of this Ordinance.

Section 632 Establishment of the Floodway

The boundaries of the floodway are delineated on maps and profiles included in a study of the August 1955 Flood, entitled "Flood Plain Information Report on the Delaware River, Bucks County, Pennsylvania," July, 1967, prepared by the U.S. Army Engineer District, Philadelphia. All notations, references, and data shown therein are hereby incorporated into this Ordinance and shall be as much part of this Ordinance as if all were fully described herein.

Section 633 Floodway Requirements

Premises in the floodway may be used for the purposes specified for the particular Zoning District in which they are located, subject to all pertinent regulations of this Zoning Ordinance and to the following additional restrictions:

(a) Building Elevation

(1) No building or any portion thereof shall be erected unless the finished surface of the ground is higher than, or is raised by filling to, an elevation of at least one foot above the elevation of the outer limits of the floodway as herein defined, except as provided in subsection (2) below.

(2) No first floor, basement floor, or cellar floor of any building shall be constructed at an elevation of less than one foot above the elevation of the outer limits of the Floodway as herein defined.
(b) Structure Anchoring

Any structure placed in the floodway shall be firmly anchored to prevent flood waters from carrying it downstream. Such anchoring shall be sufficient to withstand a flood velocity of six (6) feet per second. The Zoning Officer shall require the applicant to submit the written opinion of a registered professional engineer that the proposed structural design meets this standard.

(c) Private Sewage Disposal Systems

No part of any private sewage disposal system shall be constructed within the Floodway as herein defined.

(d) Storage of Materials

No materials that can float, that are explosive, or that are toxic to humans, animals or vegetation shall be stored in the Floodway.

(e) When permitted as a special exception by the Zoning Hearing Board, any building within the flood plain at the time of enactment of this Ordinance may be altered or extended, provided:

1. The alteration or extension conforms with all applicable regulations of this Ordinance.
2. Any increase in volume or area shall not exceed an aggregate of more than twenty-five (25) percent of such volume or area during the life of the structure.
3. No increase of any on-lot sewer system presently located either wholly or partially in the flood plain shall be required.

(f) Installation of Fill Materials

Fill may be placed within the outer limits of the Floodway only when allowed as a special exception by the Zoning Hearing Board. An application for a special exception shall be accompanied by detailed plans, showing existing and proposed conditions. If a structure is to be placed on the fill, the plans shall show the structure as well. In considering the application for a special exception, the Board shall determine whether the proposed fill meets the general standards for special exceptions set forth in Section 1132 of this Ordinance and the following additional standards:

1. Fill shall consist of soil or rock materials only; sanitary landfills shall not be permitted in the Floodway.
2. The cross sectional area of the Floodway shall not be reduced by more than 3% on either side of the centerline of the water course.
3. The Board shall require written evidence of approval of the proposed fill by the Division of Dams and Encroachments of the Water and Power Resources Board of the Pennsylvania Department of Forests and Waters.

ARTICLE VII. SIGNS

Section 700 Definition of "Sign"

Sign shall mean and include any permanent or temporary structure or part thereof, or any device attached, painted or represented directly or indirectly on a structure or other outdoor surface, that shall display or include any letter, word, insignia, flag or representation used as or in the nature of an advertisement, announcement, visual communication or direction, or which is designed to attract the eye or bring the subject to the attention of the public.
Section 701 Definition of "On-Premises" and "Off-Premises" Signs

(a) On-Premises Sign.—An "on-premises" sign is a sign which directs attention to a person, business, profession, or home occupation conducted on the same lot. A "for sale" or "for rent" sign relating to the lot on which it is displayed shall be deemed an "on-premises sign."

(b) Off-Premises Sign.—An "off-premises sign" is a sign which directs attention to a person, business, profession, product, or home occupation not conducted on the same lot.

Section 702 Area of Sign

(a) For a sign, the area shall be construed to include all lettering, wording, and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, but not including any supporting framework and bracing which are incidental to the display itself.

(b) For a sign painted upon or applied to a building, the area shall be considered to include all lettering, wording, and accompanying designs or symbols together with any backing associated with the sign.

(c) Where the sign consists of individual letters or symbols attached to or painted on a surface, building, wall, or window, the area shall be considered to be that of the smallest rectangle or other shape which encompasses all of the letters and symbols.

(d) In computing square-foot area of a double-face sign, only one side shall be considered, provided both faces are identical.

Section 703 Exemptions from Permits

Signs permitted in Section 704 a,d,e, and f of this Ordinance shall be exempt from the permit requirements of this Ordinance.

Section 704 On-Premises Signs Permitted in RC, RA, and RS Residential Districts

(a) Signs displaying the street number or name of the occupant of the premises, or both, provided that the area on any one side of any such sign shall not exceed two (2) square feet. Such a sign may include identification of permitted accessory uses including a customary home occupation or a roadside stand.

(b) One bulletin or announcement board or identification sign for a permitted non-residential building or use, provided that the area on any one side of any such sign shall not exceed twelve (12) square feet.

(c) One sign in connection with a lawfully maintained non-conforming use, provided that the area on any one side of any such sign shall not exceed two (2) square feet.

(d) "For Sale" or "For Rent" signs, provided that the area on any one side of any such sign shall not exceed twelve (12) square feet.

(e) Temporary contractors, developers, architects, or builders signs, provided that the area on any one side of any such sign shall not exceed twenty-four (24) square feet. Such signs shall be maintained on the premises to which they relate and shall be removed upon completion of the work.
(f) Signs announcing no trespassing; signs indicating the private nature of a road, driveway, or premises; and signs controlling fishing or hunting on the premises, provided that the area on any one side of any such sign shall not exceed four (4) square feet.

Section 705 On-Premises Signs Permitted in HC, VC, SC and I Districts

No sign or other on-premises advertising device shall be permitted except as follows:

(a) All signs permitted in the RC, RA, and RS Districts at the standards prescribed for signs in this district.

(b) Signs advertising permitted non-residential uses provided that, for all signs to be viewed from without any building, the following requirements shall apply:

(1) Height of signs attached to a building shall not exceed twenty (20) percent of the building height, and the total area of all signs attached to a building shall not exceed twenty (20) percent of the area of the building face to which said signs are attached.

(2) Not more than one (1) free-standing sign shall be placed on any premises held in single and separate ownership, unless such premises fronts upon more than one street, in which event one (1) sign may be erected on each frontage. The area on any one side of any free-standing sign shall not exceed one-hundred (100) square feet. Free-standing signs shall not exceed twenty (20) feet in height.

Section 706 Directional Signs Permitted in All Districts

Off-premises signs which are used for directing persons to principal uses in the County may be erected to the following requirements:

(a) A sign shall indicate only the name and direction of the principal use.

(b) Only one (1) such sign shall be erected prior to each intersection turning movement necessary to reach such principal use and not more than fifty (50) feet from such intersection.

(c) No more than four (4) directional signs shall be erected in the County for any one principal use.

(d) Signs shall not exceed twelve (12) square feet in area.

(e) Signs shall be no closer than fifteen (15) feet to a side lot line and shall not be located within the street line.

(f) Signs shall not exceed twenty (20) feet in height.

Section 707 Signs in All Districts

The following requirements shall apply to all signs and other advertising devices:

(a) No sign or other advertising device with visible moving or moveable parts, or with flashing, animated, or intermittent illumination, shall be erected or maintained.
(b) No sign or other advertising device attached to a building shall project more than six (6) inches above the roof or parapet line nor more than twelve (12) inches out from the wall to which it is attached. Signs not exceeding six (6) square feet in area may be placed perpendicular to a building face if attached to and below a canopy projecting from said building.

(c) No sign or other advertising device shall be located within fifteen (15) feet of any side property line, except signs permitted in Section 704 (a) and Section 704 (f).

(d) No sign or other advertising device shall be located within the lines of any street right-of-way.

Section 708 Maintenance of Signs

Every sign subject to the provisions of this Ordinance must be constructed of durable materials and shall be kept in good condition and repair. Any sign which is allowed to become dilapidated shall be removed by the County at the expense of the owner or lessee of the property on which it is located.

Section 709 Nonconforming Signs

If any legal, nonconforming sign shall be removed for reasons other than normal maintenance of natural causes, it may be replaced only with a sign that conforms with the provisions of this Article. Legal nonconforming signs may be repainted or repaired provided that the dimensions of the sign are not increased.

Section 710 Zoning Permits--Nonconforming Signs

Recording of all nonconforming signs existing at the effective date of this Ordinance shall be required in accordance with procedures specified in Section 970.

ARTICLE VIII. OFF-STREET PARKING AND LOADING

Section 800 Required Off-Street Parking Space

Off-street parking spaces shall be provided and satisfactorily maintained in accordance with the following provisions for each building which, after the effective date of this Ordinance, is erected, enlarged or altered for use for any of the following purposes in any district:

Uses 1-4 Agriculture: One (1) off-street parking space for each employee.

Uses 5-8 Residential Uses: Two (2) off-street parking spaces for each dwelling unit.

Use 9 Rooming house, lodging house, dormitories, sororities, fraternities, and any other similar places providing living accommodations: One (1) off-street parking space for each three (3) beds.

Uses 14-15 No requirements

Use 16 Place of religious worship: One (1) off-street parking space for each four (4) seats provided for patron use, or at least one (1) off-street parking space for each fifty (50) square feet of gross floor area used or intended to be used for service to patrons, guests or members, whichever requires the greater number of off-street parking spaces; plus one (1) additional space for each full-time employee.
Use 17 Religious, sectarian and non-sectarian, denominational, private school or public school not conducted as a private gainful business: Kindergarten and elementary school - One (1) off-street parking space for each faculty member and employee plus one (1) space per two (2) classrooms and offices.

Junior high school - One (1) off-street parking space for each faculty member and employee plus one (1) space per two (2) classrooms and offices.

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

College and junior college - One (1) off-street parking space per faculty member and employee plus one (1) space for each ten (10) classroom seats or one (1) off-street parking space for each ten (10) auditorium seats, whichever formula will require the larger number of parking spaces.

Use 18 Library or museum, not conducted as a private, gainful business: One (1) space per five (5) seats or one (1) space per two hundred and fifty (250) square feet of gross floor area where no seats are provided.

Use 19 Municipal building: As required by the legislative body.

Use 20-22 Recreational facilities and golf courses: One (1) off-street parking space for each five (5) persons of total capacity.

Use 23 Private club or lodge, not operated as a private, gainful business: One (1) off-street parking space for every five (5) members of total capacity, or at least one (1) off-street parking space for each fifty (50) square feet of gross floor area used or intended to be used for service to customers, patrons, clients, guests, or members, whichever requires the greater number of off-street parking spaces, plus one (1) additional space for each full-time employee.

Use 24 Hospital: One (1) off-street parking space for each patient or inmate bed; plus at least one (1) additional off-street parking space for each staff and visiting doctor; plus one (1) additional off-street parking space for each employee (including nurses) on the two major shifts.

Use 25 Nursing Home: One (1) off-street parking space for each three (3) patient or inmate beds; plus at least one (1) additional off-street parking space for each staff and visiting doctor; plus one (1) additional off-street parking space for each employee (including nurses) on the two major shifts.

Use 26-27 Medical or veterinary Office: Four (4) off-street parking spaces per doctor.

Use 28-29 Banks, business, professional, or governmental offices: One (1) off-street parking space for each two hundred (200) square feet of gross floor area, plus one (1) additional space for every two (2) full-time employees.

Use 30 Personal Services: One (1) off-street parking space for each one hundred (100) square feet of gross area used or intended to be used for servicing customers, plus one (1) additional space for every two (2) full-time employees.
Use 32 Eating place for the consumption of food and beverages without drive-in service: One (1) off-street parking space for each fifty (50) square feet of total floor area; plus one (1) additional off-street parking space for each full-time employee.

Use 33 Eating place for the sale and consumption of food and beverages with some drive-in service: One (1) off-street parking space for every two (2) seats or one (1) off-street parking space for every one hundred (100) square feet of gross floor area, whichever is larger, plus no fewer than five (5) off-street parking spaces for every one hundred (100) square feet of gross floor area.

Eating place for the consumption of food and beverages with only drive-in service: No less than six (6) off-street parking spaces for each one hundred (100) square feet of gross floor area.

Use 34 Repair shop for such goods as appliances, watches, guns, bicycles, and locks: One (1) off-street parking space for each three hundred (300) square feet of gross floor area; plus one (1) additional space for each full-time employee.

Use 35 Mortuary or funeral home: One (1) off-street parking space for each four (4) seats provided for patron use, or at least one (1) off-street parking space for each fifty (50) square feet of gross floor area used or intended to be used in the operation of the establishment, whichever requires the greater number of off-street parking spaces, plus one (1) additional space for each full-time employee.

Use 36 Motel, hotel: One (1) off-street parking space for each rental room or suite, plus one (1) additional off-street parking space for each full-time employee.

Use 37 Public Entertainment facilities: One (1) off-street parking space for each four (4) seats provided for patron use, or at least one (1) off-street parking space for each fifty (50) square feet of gross floor area used or intended to be used for service to customers, patrons, clients, guests, or members, whichever requires the greater number of off-street parking spaces, plus one (1) additional space for each full-time employee.

Use 38 Gasoline service station: One (1) off-street parking space for every three hundred (300) square feet of gross floor area or two (2) off-street parking spaces for each service bay, whichever is larger, plus one (1) space for each full-time employee. Said off-street parking spaces are not to be a part of, nor interfere with, the accessways to the pumps.

Use 39 Automotive sales or rental: One (1) off-street parking space for each one hundred (100) square feet of gross floor area, plus one (1) additional space for each full-time employee.

Use 40 Repair garage: One (1) off-street parking space for each one hundred (100) square feet of gross floor area, plus one (1) additional space for each full-time employee.

Use 41 Fire station: Three (3) off-street parking spaces for every four (4) employees on the two major shifts at maximum employment, or four (4) off-street parking spaces for each fire truck where no community room is a part of the building, whichever requires the greater number of parking spaces; where a community room is provided, two (2) off-street parking spaces for each fire truck plus one (1) off-street parking space for each one hundred (100) square feet of gross floor area.
Use 42 Utility station: One (1) off-street parking space for each vehicle normally required to service such facility.

Use 43 None required

Use 44-55 Industrial uses: Three (3) off-street parking spaces for every four employees on the largest shift, plus one (1) space for each company vehicle normally stored on the premises.

Use 56 One-family detached dwelling: Two (2) off-street parking spaces for each dwelling unit.

Use 57 Home occupation: One (1) off-street parking space in addition to spaces otherwise required.

Use 58-59 None required

Use 60 Drive-in Stand: A sufficient number of off-street parking spaces to accommodate the maximum number of vehicles stopping at any one time, but in no case fewer than three (3) such spaces.

Use 61-62 None required.

Use 63 As required by the appropriate parking regulation for the principal use involved.

Section 801 General Regulations Appplying to Required Off-Street Parking Facilities

(a) Existing Parking.--Structures and uses in existence at the date of adoption of this Ordinance shall not be subject to the requirements of this Article so long as the kind or extent of use is not changed, provided that any parking facility now serving such structures or uses shall not in the future be reduced below such requirements.

(b) Change in Requirements.--Whenever there is an alteration of a structure or a change or extension of a use which increases the parking requirements according to the standards of Section 800, the total additional parking required for the alteration, change or extension shall be provided in accordance with the requirements of that section.

(c) Conflict with Other Uses.--No parking area shall be used for any use that interferes with its availability for the parking need it is required to serve.

(d) Continuing Character of Obligation.--All required parking facilities shall be provided and maintained so long as the use exists which the facilities were designed to serve. Off-street parking facilities shall not be reduced in total extent after their provision, except upon the approval of the Board of Adjustment and then only after proof that, by reason of diminution in floor area, seating area, the number of employees, or change in other factors controlling the regulation of the number of parking spaces, such reduction is in conformity with the requirements of this Article. Reasonable precautions shall be taken by the owner or sponsor of particular uses to assure the availability of required facilities to the employees or other persons whom the facilities are designed to serve. Such facilities shall be designed and used in such a manner as to at no time constitute a nuisance, or a hazard, or unreasonable impediment to traffic.

(e) Joint Use.--Two or more uses may provide for required parking in a common parking lot if the total space provided is not less than the sum of the spaces required for each use individually. The number of spaces required in a common parking facility may be reduced below this total only as a conditional use under Article XI, if it can be demonstrated to the Zoning
Hearing Board that the hours or days of peak parking for the uses are so different that a lower total will provide adequately for all uses served by the facility.

(f) Fractional Spaces.--Where the computation of required parking space results in a fractional number, any fraction of the next highest number shall be counted as one.

(g) Location of Parking Spaces.--Required off-street parking spaces shall be on the same lot or premises with the use served.

(h) Maintenance of Parking Areas.--For parking areas of three (3) or more vehicles, the area not landscaped and so maintained, including driveways, shall be graded, surfaced with asphalt or other suitable material, and drained to the satisfaction of the Zoning Officer to the extent necessary to prevent dust, erosion, or excessive water flow across streets or adjoining property. All off-street parking spaces shall be marked so as to indicate their location.

Section 802 Design Standards

The design standards specified below shall be required for all off-street parking facilities with a capacity of three (3) or more vehicles, built after the effective date of this Ordinance.

(a) The minimum dimensions of stalls and aisles shall be as follows:

(1) Stall width shall be at least ten (10) feet.
(2) Stall depth shall be at least twenty (20) feet with said dimensions measured on the angle for all angle parking and twenty-two (22) feet for parallel parking.
(3) Minimum width of aisles providing access to stalls for one-way traffic only, varying with the angle of the parking, shall be:

<table>
<thead>
<tr>
<th>Angle of Parking</th>
<th>Minimum Aisle Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parallel</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>12 feet</td>
</tr>
<tr>
<td>45</td>
<td>14 feet</td>
</tr>
<tr>
<td>60</td>
<td>18 feet</td>
</tr>
<tr>
<td>90</td>
<td>20 feet</td>
</tr>
</tbody>
</table>

(4) Minimum width of aisles providing access to stalls for two-way traffic shall be twenty-five (25) feet.

(b) Parking areas shall be designed to permit each motor vehicle to proceed to and from the parking space provided for it without requiring the moving of any other motor vehicle.

(c) The width of entrance and exit drives shall be:

(1) A minimum of twelve (12) feet for one-way use only;
(2) A minimum of twenty (20) feet for two-way use;
(3) A maximum of thirty-five (35) feet at the street line and fifty-four (54) at the curb line.

(d) For the purpose of servicing any property held under single and separate ownership, entrance and exit drives crossing the street line shall be limited to two (2) along the frontage of any single street, and their center lines shall be spaced at least eighty (80) feet apart. On all corner properties, there shall be spaced a minimum of sixty (60) feet, measured at the curb line between the center line of any entrance or exit drive and the street line of the street parallel to said access drive.

(e) In no case shall parking areas for three (3) or more vehicles be designed to require or encourage cars to back into a public street in order to leave the lot.
(f) All parking spaces and access drives shall be at least five (5) feet from any side or rear lot line, except as further provided in Section 610.

(g) Except where entrance and exit drives cross street lines, all parking areas for any purpose other than single-family residences shall be physically separated from any public street by a planting strip which shall be not less than twelve (12) feet in depth. This twelve (12) foot planting strip shall be parallel to the street line and shall be measured from the existing right-of-way.

(h) All artificial lighting used to illuminate any parking space or spaces shall be so arranged that no direct rays from such lighting shall fall upon any neighboring property.

Section 803 Off-Street Loading

Off-street loading requirements as specified below shall be met on any lot on which a building exceeding six thousand (6,000) square feet of gross floor area for business or industry is hereafter erected.

(a) Every department store, freight terminal or railroad yard, hospital, retail establishment, storage warehouse or wholesale establishment, sanitarium, industrial plant or manufacturing establishment exceeding six thousand (6,000) square feet shall have at least one (1) off-street loading space. Where there is an aggregate gross floor area of twenty thousand (20,000) square feet or more arranged, intended or designed for such use, there shall be provided off-street truck loading or unloading berths in accordance with the following table:

<table>
<thead>
<tr>
<th>Square Feet of Aggregate Gross Floor Area Devoted to Each Use</th>
<th>Required Number of Berths</th>
</tr>
</thead>
<tbody>
<tr>
<td>6,000 up to 18,999</td>
<td>1</td>
</tr>
<tr>
<td>20,000 up to 79,999</td>
<td>2</td>
</tr>
<tr>
<td>80,000 up to 127,999</td>
<td>3</td>
</tr>
<tr>
<td>128,000 up to 191,999</td>
<td>4</td>
</tr>
<tr>
<td>192,000 up to 255,999</td>
<td>5</td>
</tr>
<tr>
<td>256,000 up to 319,999</td>
<td>6</td>
</tr>
<tr>
<td>320,000 up to 391,999</td>
<td>7</td>
</tr>
<tr>
<td>For each additional 72,000 square feet</td>
<td>1 additional berth</td>
</tr>
</tbody>
</table>

(b) Every auditorium, convention hall, exhibition hall, funeral home, multiple-family dwelling of twenty (20) units or more, office building, restaurant, hotel, sports arena or welfare institution exceeding six thousand (6,000) square feet shall have at least one (1) off-street loading space. Where there is an aggregate gross floor area of thirty thousand (30,000) square feet or more arranged, intended or designed for such use, there shall be provided off-street truck loading and unloading berths in accordance with the following table:

<table>
<thead>
<tr>
<th>Square Feet of Aggregate Gross Floor Area Devoted to Each Use</th>
<th>Required Number of Berths</th>
</tr>
</thead>
<tbody>
<tr>
<td>30,000 up to 44,999</td>
<td>1</td>
</tr>
<tr>
<td>45,000 up to 119,999</td>
<td>2</td>
</tr>
<tr>
<td>120,000 up to 197,999</td>
<td>3</td>
</tr>
<tr>
<td>198,000 up to 290,999</td>
<td>4</td>
</tr>
<tr>
<td>291,000 up to 389,999</td>
<td>5</td>
</tr>
<tr>
<td>390,000 up to 488,999</td>
<td>6</td>
</tr>
<tr>
<td>489,000 up to 587,999</td>
<td>7</td>
</tr>
<tr>
<td>588,000 up to 689,999</td>
<td>8</td>
</tr>
<tr>
<td>For each additional 108,000 square feet</td>
<td>1 additional berth</td>
</tr>
</tbody>
</table>
Section 804 Design and Layout of Off-Street Loading Facilities

(a) Off-street loading facilities shall be designed to conform to the following specifications:

(1) Each required space shall be not less than twelve (12) feet in width, thirty (30) feet in length, and fourteen (14) feet in height, exclusive of drives and maneuvering space, and located entirely on the lot being served.

(2) There shall be appropriate means of access to a street or alley as well as adequate maneuvering space.

(3) The maximum width of driveways and sidewalk openings measured at the street lot line shall be thirty-five (35) feet; the minimum width shall be twenty (20) feet.

(4) All accessory driveways and entrance ways shall be graded, surfaced and drained to the satisfaction of the appropriate municipal engineer to the extent necessary to prevent nuisances of dust, erosion, or excessive water flow across public ways.

(5) Such facilities shall be designed and used in such a manner as to at no time constitute a nuisance, or a hazard or unreasonable impediment to traffic.

(6) The screening and lighting requirements of Section 802 (f) and (h) shall be met when applicable.

(b) All required loading facilities shall be provided and maintained in accordance with the following requirements:

(1) They shall be provided and maintained so long as the use exists which the facilities were designed to serve.

(2) They shall not be reduced in total extent after their provision, except when such reduction is in conformity with the requirements of this Article.

(3) Reasonable precautions shall be taken by the owner or sponsor of particular uses to assure the availability of required facilities to the delivery and pick-up vehicles that they are designed to serve.

ARTICLE IX. NONCONFORMITIES

Section 900 Definitions

(a) Nonconforming Structure or Lot.—A structure or lot that does not conform to a dimensional regulation prescribed by this Ordinance for the district in which it is located or to regulations for signs, off-street parking, or accessory buildings but which structure or lot was in existence at the time the regulation became effective and was lawful at the time it was established.

(b) Nonconforming Use.—A use of a building or lot that does not conform to a use regulation prescribed by this Ordinance for the district in which it is located, but which was in existence at the time the use regulation became effective and was lawful at the time it was established.

Section 910 Continuation

The lawful use of a building or structure or the lawful use of any land as existing and lawful at the time of the enactment of this Ordinance, or in the case of an amendment to this Ordinance, then at the time of such amendment, may be continued, except as hereinafter provided; although such use does not conform with the provisions of this Ordinance or subsequent amendments.
Section 920  Extension or Alteration

(a) A use or structure that does not conform with the setback, yard, building height, or other dimensional requirements of the District in which it is located, may be extended provided:

(1) The extension conforms with all the dimensional requirements of this Ordinance and with all other applicable regulations of this Ordinance.

(2) If the use or structure falls under paragraph (b) of this Section, any change shall be subject to the provisions of that paragraph.

(b) A use that does not conform to the use regulations of the District in which it is located may be extended provided that:

(1) The proposed extension shall take place only upon the lot or lots held in single ownership at the time the use became nonconforming.

(2) The proposed extension shall conform with the area, building height, parking, sign, and other requirements of the District in which said extension is located, as contained in Articles V-VIII.

(3) Any increase in volume or area of the nonconforming use shall not exceed an aggregate of more than one hundred (100) percent of such volume or area during the life of the nonconformity. In computing the volume occupied by any non-conforming use, only the bulk of that portion of any building enclosing the non-conforming use shall be considered. In computing the area occupied by any non-conforming use, only the portion of ground area, if any, of any lot upon which the non-conforming exists shall be considered. The computations for volume and area, both in establishing the extent of the non-conformity and in determining the limits of its expansion, shall be separate.

For non-conforming uses whose normal operations involve natural expansion (quarries, landfills, cemeteries, lumbering, etc.), expansion shall be permitted by right up to one hundred (100) percent of the volume or area of the nonconformity as above. For expansion beyond one hundred (100) percent, a conditional use permit shall be required and additionally all performance standards required by this ordinance and other applicable regulation for the use involved shall be met.

Section 930  Restoration

A nonconforming building or any building containing a nonconforming use wholly or partially destroyed by fire, explosion, flood, or other phenomenon, or legally condemned, may be reconstructed and used for the same nonconforming use, provided that reconstruction of the building shall be commenced within one (1) year from the date the building was destroyed or condemned and shall be carried on without interruption.

Section 940  Abandonment

If a nonconforming use of a building or land ceases and is abandoned for a continuous period of one (1) year or more, subsequent use of such building or land shall be in conformity with the provisions of this Ordinance. For the purposes of this Ordinance, abandonment shall commence when reasonable efforts to re-establish a nonconforming use shall cease.
Section 950 Changes

Once changed to a conforming use, no structure or land shall be permitted to revert to a nonconforming use. A nonconforming use may be changed to another nonconforming use only under the following conditions.

(a) Such change shall be permitted only as a Special Exception under the provisions of Article XI, Zoning Hearing Board.

(b) The applicant shall show that a nonconforming use cannot reasonably be changed to a permitted use.

(c) The applicant shall show that the proposed change will be less objectionable in external effects than the existing nonconforming use, with respect to:

(1) Traffic generation and congestion including truck, passenger car, and pedestrian traffic.

(2) Noise, smoke, dust, fumes, vapors, gases, heat, odor, glare, or vibration.

(3) Storage and waste disposal.

(4) Appearance.

Section 960 Delinquent Properties

If the County acquires title to any property by reason of tax delinquency and such property is not redeemed or sold as provided by law, the future use of such property shall be in conformity with the then existing provisions of the zoning ordinance of the County or with any amendment of such ordinance equally applicable to other like properties within the district in which the property acquired by the County is located.

Section 970 List of Nonconforming Uses

Immediately after adoption by the Board of County Commissioners of this Ordinance or any amendment thereto, the Zoning Commission, according to procedures it may prescribe, shall prepare and publish a complete list of all nonconforming uses existing at the time of the adoption of the Ordinance or its amendment. Such list shall contain the names and addresses of the owner or owners of such nonconforming use and of any occupant other than the owner, the legal description or the County Assessor's tax map number, and the nature and extent of the nonconforming use.

After any necessary corrections have been made under a procedure prescribed by the Commissioners, copies of such list shall, when approved by such body, be filed for record in the offices of the Recorder of Deeds and of the Chief Clerk in the County in which the lands are situated, and shall be corrected yearly as the Commissioners may prescribe.

ARTICLE X. ADMINISTRATION

Section 1000 Zoning Officer - Duties and Powers

The provisions of this Ordinance shall be administered and enforced by the Zoning Officer who shall be appointed by the County Commissioners, and assigned to the Planning Commission Staff. The Zoning Officer shall administer the 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 the Ordinance.
It shall be the duty of the Zoning Officer and he shall have the power to:

(a) Receive all applications for zoning permits. Issue permits when there is compliance with the provisions of this Ordinance, other applicable County or municipal regulations, and with the laws of the Commonwealth.

(b) Upon issuance of a zoning permit, to notify the applicable municipality and the County Board of Assessment. In the case of municipalities having an effective building code, to also refer zoning permits for new construction or alterations directly to the municipal building inspector for his action and subsequent inspection and granting occupancy as required in Section 1002.

(c) Receive applications for special exceptions and refer these applications to the Zoning Hearing Board for action thereon.

(d) Following refusal of a permit, to receive applications for appeals from alleged error of the Zoning Officer and variances, and forward these applications to the Zoning Hearing Board for action thereon.

(e) Conduct investigations to determine compliance or non-compliance with the terms of this Ordinance.

(f) Order in writing the correction of all conditions found to be in violation of the provisions of this Ordinance. Such written orders shall be served personally or by registered mail upon persons, firms, or corporations deemed by the Zoning Officer to be violating the terms of this Ordinance.

(g) Institute, with the recommendation of the Planning Commission and the approval of the County Commissioners, proceedings in courts of proper jurisdiction for the enforcement of this Ordinance.

(h) Keep a permanent record of all plans and applications for permits and all permits issued.

(i) Maintain a map or maps showing the current zoning classification of all land in the County.

(j) Prepare and maintain the list of non-conforming uses, prescribed in Section 970.

(k) Upon the request of the Planning Commission, Zoning Hearing Board, or County Commissioners, to present to such body facts, records, and any similar information to assist such body in reaching a decision.

(l) The Zoning Officer shall have the authority to inspect the lands and buildings built or altered under this Ordinance to insure that they comply with the provisions of this Ordinance, and upon satisfactory completion of said inspection issue a certificate of occupancy.

Section 1001 Zoning Officer - Limits of Authority

(a) The Zoning Officer shall have authority to issue permits only for construction and uses which are in accordance with the requirements of this Ordinance. Construction and uses which are subject to special exception requirements, or construction which requires a variance, shall be issued zoning permits only upon order of the Zoning Hearing Board.
(b) The Zoning Officer shall issue no permits for the construction or use of any land and buildings unless it conforms to all applicable County and municipal Ordinances and with the laws of the Commonwealth.

(c) The Zoning Officer shall process applications for zoning permits or occupancy certificates within ten (10) calendar days and inform the applicant of the action taken.

Section 1002 Zoning Permits

Hereafter no structure shall be erected, constructed, reconstructed, extended or moved; and no land or building changed in use; until a Zoning Permit has been secured from the Zoning Officer. Upon completion of changes in use or construction, reconstruction, extension, or moving of structures, the applicant shall notify the Zoning Officer of such completion, or the municipal building inspector in the case of new construction or alterations in municipalities having an effective building code. For procedures regarding temporary permits see Section 430.

No permit shall be considered as complete or as permanently effective until the Zoning Officer or building inspector, as appropriate, has inspected and approved the work as being in conformity with the provisions of this Ordinance and a certificate of occupancy issued the owner or authorized agent.

Zoning permits shall not be required for: constructing completely detached accessory buildings more than forty (40) feet from a lot line; alterations when there is no increase in ground floor exterior dimensions or change in use; general maintenance work; painting; clearing woodlands; building ponds; tilling the soil; raising animals; constructing fences, terraces, steps, or other similar features; landscaping.

Section 1003 Application Requirements for Zoning Permits

All applications for Zoning Permits shall be made in writing by the owner or authorized agent on a form supplied by the Planning Commission and shall be filed with the Zoning Officer. The application shall include among other things:

(a) A statement as to the proposed use of the building or land;

(b) A site layout showing the location, dimensions, and height of proposed structures and uses and any existing buildings in relation to property and street lines; and

(c) The number, location and design of parking and loading spaces, signs and buffers when applicable.

Section 1004 Fees

The applicant for a Zoning Permit shall at the time of making application, pay to the Zoning Officer for the use of the County a fee in accordance with a Fee Schedule adopted by resolution of the County Commissioners upon the enactment of this Ordinance or as such schedule may be amended by resolution of the County Commissioners.

Section 1005 Life of a Permit

Any erection, construction, reconstruction, alteration involving an increase in the ground floor area or moving of a building or other structure, including a sign authorized by a zoning permit, shall be commenced and any change in use of a building or land authorized by a zoning permit shall be undertaken within one (1) year after the date of issuance of the permit. However, in case of erection or construction of a building, the right to proceed with construction may be extended annually without payment of additional fees for an aggregate period of not more than three (3) years, provided that the construction pursuant to said permit has commenced within the first one (1) year period.
Section 1006 Certificate of Occupancy

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

No certificate shall be issued until the premises in question has been inspected and found by the zoning officer to be in compliance with the zoning ordinance. No fee shall be charged for a certificate of occupancy.

The issuance of a certificate of occupancy in no way constitutes an assumption by the County of the responsibility for the establishment of official property lines, or location or grade of any building or structure. The issuance of a certificate of occupancy in no way absolves the owner or authorized agent from compliance with the intent of this Ordinance.

ARTICLE XI. ZONING HEARING BOARD

Section 1100 Establishment of Board

A Zoning Hearing Board is established in order that the objectives of this Ordinance may be more fully and equitably achieved and a means for competent interpretation of this Ordinance provided.

Section 1110 Membership, Terms of Office

The Zoning Hearing Board shall consist of three (3) members, appointed by the County Commissioners for overlapping three (3) year terms. Members of the Board shall hold no other County office except that one member of the Board may also be a member of the Planning Commission. Any member of the Zoning Hearing Board may be removed for cause by the County Commissioners upon written notice and charges and after a public hearing. Vacancies shall be filled for the unexpired term in the same manner as in the case of original appointments.

Section 1120 Procedures

(a) Officers. The Board shall elect a chairman from its membership, shall appoint a secretary, and shall prescribe rules in accordance with the provisions of the State Statutes and this Ordinance for the conduct of its affairs. The Chairman or in his absence, the acting chairman, may administer oaths and compel the attendance of witnesses.

(b) Meetings. Meetings shall be open to the public and shall be at the call of the chairman and at such other times as the Board shall specify in its rules of procedure. For the conduct of any hearing and the taking of any action, a quorum shall be not less than a majority of all the members of the Board.

(c) Records and Decisions. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board and shall be a public record. Every decision of
the Board shall be by resolution. Each resolution together with the minutes of proceedings and the final disposition of each case shall be filed with the Zoning Officer by case number under one of the following headings: Interpretations, Special Exceptions, Variances. The Board shall notify the County Commissioners, Planning Commission, and the appropriate municipality of all decisions and resolutions. Further, the Board shall submit a report of its activities to the governing body once a year.

(d) Compensation. The County Commissioners shall fix per diem compensation for the members of the Board, according to a schedule adopted by resolution of the County Commissioners upon the enactment of this Ordinance or as such schedule may be amended by resolution of the Commissioners.

Section 1121 Planning Commission Review

The Zoning Hearing Board shall request an advisory opinion from the Planning Commission on any appeal for interpretation or variance or on any application for a special exception. The Planning Commission, according to procedures it shall prescribe, shall submit a report of such advisory opinion prior to the date of the public hearing held by the Board on such appeal or application.

Section 1130 Interpretation

(a) Upon appeal from a decision by the Zoning Officer, the Zoning Hearing Board shall decide any question: (1) involving the interpretation of any provision of this Ordinance, including determination of the exact location of any district boundary if there is uncertainty with respect thereto; (2) where it is alleged there is an error in any order, requirement, decision, or determination, including any order requiring an alleged violation to stop, cease, and desist, made by the Zoning Officer in the enforcement of this Ordinance.

(b) Upon appeal from a decision by the Planning Commission in carrying out the Bucks County Subdivision Regulations or any amendments thereto, the Zoning Hearing Board shall decide if the Commission has failed to follow prescribed procedures or has misinterpreted or misapplied any provision of such Subdivision Regulations.

Section 1131 Variances

(a) Applicability. Upon appeal from a decision by the Zoning Officer, the Zoning Hearing Board shall have the power to vary or adapt the strict application of any of the requirements of this Ordinance. Where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the enactment of the Ordinance, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, the strict application of any regulation enacted under this Ordinance in such case results in peculiar and exceptional practical difficulties or to exceptional and undue hardship upon the owner of such property, but in no other case.

(b) Condition. In general, the power to authorize a variance from the terms of this Ordinance shall be sparingly exercised and only under peculiar and exceptional circumstances.
(c) Requirement and Standards. No variance in the strict application of the provisions of this Ordinance shall be granted by the Board unless the Board finds that the requirements and standards are satisfied.

The applicant must prove that the variance will not be contrary to the public interest and that practical difficulty and unnecessary hardship will result if it is not granted. In particular, the applicant shall establish and substantiate his appeal to prove that the appeal for the variance is in conformance with the requirements and standards listed below:

(1) That the granting of the variance shall be in harmony with the general purpose and intent of this Ordinance, and shall not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(2) That the granting of the variance will not permit the establishment within a District of any use which is not permitted in that District.

(3) There must be proof of unique circumstances: That there are special circumstances or conditions, fully described in the findings, applying to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to land or buildings in the neighborhood, and that said circumstances or conditions are such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of such land or building.

(4) There must be proof of unnecessary hardship. If the hardship is general, that is, shared by neighboring property, relief can be properly obtained only by legislative action or by court review of an attack on the validity of the Ordinance.

(5) That the granting of the variance is necessary for the reasonable use of the land or building and that the variance as granted by the Board is the minimum variance that will accomplish this purpose. It is not sufficient proof of hardship to show that greater profit would result if the variance were awarded. Furthermore, hardship complained of cannot be self-created; it cannot be claimed by one who purchases with or without knowledge of restrictions; it must result from the application of this Ordinance; it must be suffered directly by the property in question; and evidence of variance granted under similar circumstances shall not be considered.

The Board may prescribe any safeguard that it deems to be necessary to secure substantially the objectives of the regulation or provision to which the variance applies.

Section 1132 Special Exceptions

(a) Applicability. The Zoning Hearing Board shall have the power to approve special exceptions when this Ordinance specifically requires the obtaining of such approval and for no other use or purpose.

(b) Conditions and Standards. In granting a special exception, the Zoning Hearing Board shall make findings of fact consistent with the provisions of this Ordinance. The Board shall not approve a special exception except in conformance with the conditions and standards outlined in this Ordinance.
(c) General Requirements and Standards Applicable to All Special Exceptions. The Board shall grant a special exception only if it finds adequate evidence that any proposed development submitted will meet all of the following general requirements as well as any specific requirements and standards listed in Section 450 for the proposed use. The Board shall among other things require that any proposed use and location be:

(1) In accordance with any applicable municipal Comprehensive Plan and consistent with the spirit, purposes, and the intent of this Ordinance;

(2) In the best interests of the County, the convenience of the community, the public welfare, and be a substantial improvement to the property in the immediate vicinity;

(3) Suitable for the property in question, and designed, constructed, operated, and maintained so as to be in harmony with and appropriate in appearance to the existing or intended character of the general vicinity;

(4) In conformance with all applicable requirements of this Ordinance;

(5) Suitable in terms of effects on highway traffic and safety with adequate access arrangements to protect streets from undue congestion and hazard; and

(6) In accordance with sound standards of subdivision practice where applicable.

The Zoning Hearing Board may impose whatever conditions regarding layout, circulation, and performance it deems necessary to insure that any proposed development will secure substantially the objectives of this Ordinance.

Section 1133 Actions of the Board in Exercising Powers

In exercising the above-mentioned powers, the Zoning Hearing Board may in conformity with law and the provisions of this Ordinance, reverse or affirm, wholly or partly, or may modify the order, requirements, decision or determination appealed from and may make such order, requirement, decision or determination as in its opinion ought to be made. Notice of such decision shall forthwith be given to all parties in interest.

Section 1140 General Rules and Procedures for Appeals and Applications

(a) Any appeal from the ruling of the Zoning Officer concerning the enforcement and interpretation of the provisions of this Ordinance shall be filed with the Zoning Officer within thirty (30) days after the date of the Zoning Officer's adverse decision.

(b) All appeals and applications made to the Board shall be in writing on standard forms prescribed by the Zoning Hearing Board and accompanied by fees prescribed in Section 1004 and by resolution of the County Commissioners.

(c) All appeals and applications shall refer to the specific provisions of this Ordinance involved.

Section 1141 Interpretation Appeals

Appeals concerning the interpretation of any provision of this Ordinance shall exactly set forth the interpretation that is claimed.
Section 1142 Variance Appeals

Appeals for variance from the strict application of this Ordinance shall include the zoning permit denied by the Zoning Officer together with a statement with any supporting evidence regarding the requirements listed in Section 1131-c.

Section 1143 Special Exception Application

Applications for special exceptions shall include a Zoning Permit application with all information required therein together with the following information:

(a) A site layout showing, at scale, any proposed street system and buffer planting screens where applicable.

(b) A statement with any supporting evidence regarding the merits of the proposed use at the proposed location and how the proposal complies with the general and specific requirements of this Ordinance.

Section 1144 Who May Appeal

Appeals to the Zoning Hearing Board may be taken by any person or Township official aggrieved or affected by any provisions of this Ordinance or by any decision, including any order to stop, cease, and desist issued by the Zoning Officer in enforcing the provisions of this Ordinance.

Section 1145 Notice of Hearings

(a) Upon the filing with the Zoning Hearing Board of an application for a special exception, variance, or interpretation of this Ordinance, the Board shall fix a reasonable time for a public hearing thereon and give notice as follows:

(1) At least fifteen (15) days prior to the date fixed for the public hearing publish a notice describing the location of the building or lot, the general nature of the question involved and the time and place for the public hearing in a newspaper of general circulation in the Borough.

(2) Post, in a conspicuous place on the property involved, a notice of pending action, such posting to take place at least fifteen (15) days prior to the public hearing.

(3) Give written notice to parties in interest, who shall be at least those persons whose properties adjoin or are across public roads from the property in question.

Section 1146 Decisions of the Board

The Board shall render a written decision or, when no decision is called for, make written findings on all applications within forty-five days. 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 act or of any ordinance, rule or regulation 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.
If the Zoning Hearing Board does not make a decision within forty-five (45) days after the hearing or continued hearing, it shall be deemed that such board has decided in favor of the applicant, or in the case of interpretation appeals in favor of the Zoning Officer. Upon the hearing, any party may appear in person or by agent or by attorney. The person seeking relief may grant the Board additional time if he so chooses.

Section 1147 Challenge to Validity

The Board shall have no power to pass upon the validity of any provision of an ordinance or map adopted by the governing body. However, recognizing that challenges to the validity of an ordinance or map may present issues of fact and of interpretation which may lie within the special competence of the Board, and to facilitate speedy disposition of such challenges by a Court, the Board may hear all challenges wherein the validity of the ordinance or map presents any issue of fact or of interpretation, not hitherto properly determined at a hearing before another competent agency or body, and shall take evidence and make a record thereon. At the conclusion of the hearing, the Board shall decide all contested questions of interpretation and shall make findings on all relevant issues of fact which shall become part of the record on appeal to the Court.

Section 1148 Court Appeals

Any person aggrieved by any decision of the Zoning Hearing Board, or any taxpayer or the County Commissioners may, within thirty (30) days after such decision of the Board, appeal to the Court of Common Pleas of Bucks County, by petition duly verified, setting forth that such decision is arbitrary, capricious, an abuse of discretion, or otherwise not in accordance with law, and specify the grounds upon which he relies. Such appeals shall be made in accordance with Article X of the Pennsylvania Municipalities Planning Code.

Section 1149 Fees

The applicant for any hearing, before the Zoning Hearing Board, shall at the time of making application, pay to the Zoning Officer, for the use of the County a fee in accordance with a Fee Schedule adopted by resolution of the County Commissioners upon enactment of this ordinance or as such schedule may be amended by resolution of the County Commissioners.

ARTICLE XII. AMENDMENTS

Section 1200 Power of Amendment

The Board of County Commissioners may from time to time amend, supplement, change, modify or repeal this Ordinance including the Zoning Map. When doing so, the Commissioners shall proceed in the manner prescribed in this Article.

Section 1201 Definition

The words "amend," "amendment," "amendments," or "amended" in this Ordinance shall be deemed to include any modification of the text or phraseology of any provision or amendment thereof, or any repeal or elimination of any such provision or part thereof, or any addition to the ordinance or to an amendment thereof, and shall also be deemed to include any change in the number, shape, boundary or area of any district or districts, any repeal or abolition of any map forming part of or referred to in any zoning ordinance or any part of such map, and, in addition to such map, any new map or maps or any other change in the maps or any map.
Section 1202  Initiation of Amendments

Proposals for amendment, supplement, change, modification or repeal may be initiated by the Board of County Commissioners on its own motion, by the Planning Commission, or by petition of one or more owners of property to be affected by the proposed amendment, subject to the following provisions:

(a) Proposals originated by Board of County Commissioners.—The Board of Commissioners shall refer every proposed amendment, supplement, change, modification, or repeal originated by said Board to the Planning Commission. Within thirty (30) days of the submission of said proposal, the Planning Commission shall submit to the Board of County Commissioners a report containing the Commission's recommendations, including any additions or modifications to the original proposal.

(b) Proposals originated by the Planning Commission.—The Planning Commission may at any time transmit to the Board of County Commissioners any proposal for the amendment, supplement, change, modification, or repeal of this Ordinance.

(c) Proposals originated by municipal officials.—The legislative body of any municipality falling within the jurisdiction of this Ordinance may at any time transmit to the Board of County Commissioners any proposal for the amendment, supplement, change or modification of this Ordinance. Such proposal shall be submitted via the Planning Commission, who within thirty (30) days shall submit such proposal together with the Commission's recommendations to the Commissioners for action.

(d) Proposals originated by a citizen's petition.—Each petition by one or more owners of property or other residents to be affected by a proposal for amendment shall be submitted in writing to the Board of County Commissioners. Fees to be determined by resolution of the Commissioners shall be paid at the same time to cover costs, and no part of such fee shall be returnable to a petitioner. On receipt of said petition, the Commissioners shall transmit a copy of the petition to the Planning Commission. Within thirty (30) days of this submission to the Planning Commission, the Commission shall submit to the Commissioners a report containing the Commission's recommendation, including any additions to or modifications of the original proposal.

Section 1203  Hearings

(a) Before voting on the enactment of an amendment, the Commissioners shall hold a public hearing thereon. No such amendment shall become effective until after such hearing, at which parties in interest and citizens shall have an opportunity to be heard. 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 Commissioners shall hold another public hearing, pursuant to public notice, before proceeding to vote on the amendment.

(b) Notice shall be given at least thirty (30) days before, of the time, place, and the general nature of such hearing and shall be published in a newspaper of general circulation in the County. Public notices of proposed zoning ordinances and amendments shall include either the full text thereof, or a brief summary setting forth the principal provisions in reasonable detail, and a reference to a place where copies of the proposed ordinance or amendment may be examined, in addition to the time and place of hearing.

(c) No hearing shall be held before or during the thirty (30) day period in which the Planning Commission has been directed to review and report its recommendations to the Commissioners.
ARTICLE XII. VIOLATIONS

Section 1310 Violations; Enforcement and Remedies

(a) It shall be unlawful to erect, construct, reconstruct, alter, maintain or use any building or structure, or to use any land, in violation of any regulation in or any provision of this Ordinance or any duly enacted amendment hereof. Any person, partnership or corporation who or which shall violate the provisions of any zoning ordinance enacted under this act or prior enabling laws shall, upon conviction thereof in a summary proceeding, be sentenced to pay a fine of not more than five hundred dollars ($500). In default of payment of the fine, such person, the members of such partnership, or the officers of such corporation shall be liable to imprisonment for not more than sixty days. Each day that a violation is continued shall constitute a separate offense. All fines collected for the violation of zoning ordinances shall be paid over to the municipality whose ordinance has been violated.

(b) Where any building, structure or land is, or is proposed to be erected, constructed, reconstructed, altered, converted, maintained or used in violation of this Ordinance or any duly enacted amendment hereof, the Board of County Commissioners of Bucks County, the District Attorney of Bucks County or any owner of real estate within the district in which such building, structure or land is situate may, in addition to other remedies provided by law, institute appropriate action or proceeding to prevent, restrain, correct or abate such building, structure or land, or to prevent, in or about such premises, any act, conduct, business or use constituting a violation.

Section 1311 Complaints of Violations

Whenever a violation of this Ordinance occurs, any person may file in writing a complaint in regard thereto with the zoning officer who shall record such complaint, immediately investigate the complaint, and report thereon to the Board of Commissioners.

Section 1320 Effective Date

The effective date of this Ordinance shall be May 19, 1969.

Section 1321 Enactment

ENACTED AND ORDAINED this seventh day of May, 1969.

BOARD OF COMMISSIONERS OF BUCKS COUNTY

________________________________________
Joseph O. Canby

________________________________________
Charles H. Meredith, III

________________________________________
Walter S. Farley, Jr.

Attest:

________________________________________
Franklin L. Purcell
Chief Clerk
Note: The commercial district shall extend no further than 450 ft. from each designated intersection and no further than 550 ft. in depth from each road. The northern corner at the intersection of Saw Mill Road and Old Bethlehem Road, as shown on the map, is excluded.