

SECTION 100. – DEFINITIONS

COMMUNITY NOISE EQUIVALENT LEVEL (CNEI) - The 24-hour A-weighted average sound level from midnight to midnight, obtained after the addition of 5 dB to sound levels occurring in the evening from 7 PM to 10 PM and after the addition of 10 dB to sound levels occurring in the night between 10 PM and 7 AM.

FOOTCANDLE – Enough light to saturate a one (1)-foot square with one (1) lumen of light.

SENSITIVE RECEPTORS – Schools, preschools, day care centers, in-home daycares, health facilities such as hospitals, long term care facilities, retirement and nursing homes, community centers, places of worship, playgrounds, parks (excluding trails), campgrounds, prisons, dormitories, and any residence where such residence is not located on a parcel with an existing industrial, commercial, or unpermitted use as determined by the zoning officer.

TRIP - One (1) arrival at or one (1) departure from the property on which the use is located.

TRUCK TERMINAL/DISTRIBUTION CENTER/FULFILLMENT CENTER – A facility where trucks load and unload goods, products, cargo, materials and/or freight and where the same are broken down or aggregated into smaller or larger loads for transfer to other motor vehicles or modes of transportation or to other points or junctions. This use may also involve parking, storage, and incidental repairs and maintenance of primarily tractor-trailers and commercial vehicles. A Truck Terminal/Distribution Center/Fulfillment Center may include accessory uses if they are closely related to the principal use, such as, but not limited to, repair, washing, refueling, and maintenance facilities for trucks using the terminal. A Truck Terminal/Distribution Center/Fulfillment Center includes value-added services between a supplier and its customers, such as breaking down of large orders from a single source into smaller orders, products mixing, packaging, cross-docking, order fulfillment, or order returns, and the consolidation of several orders into one (1) large order for distribution to several recipients and vice versa. Materials within a Truck Terminal/Distribution Center/Fulfillment Center are usually stored short-term.

WAREHOUSE/LOGISTICS CENTER – A building or group of buildings primarily used for the long-term indoor storage, transfer, and distribution of products and materials that have been manufactured, assembled, or harvested, or are being stored with the intent of the processing of materials to sort out which finished goods are to be transported to different locations, and the loading and unloading of such goods. Materials within a Warehouse/Logistics Center are usually supplied to manufacturers or wholesalers rather than directly to consumers. Warehouse/Logistics Centers shall be classified as:

1) Small Warehouse/Logistics Center: A Warehouse/Logistics Center that does not exceed 25,000 square feet of gross floor area per lot.

2) Large Warehouse/Logistics Center: A Warehouse/Logistics Center that exceeds 25,000 square feet of gross floor area per lot.

SECTION 200. – SPECIFIC USE CRITERIA

1. Truck Terminal/Distribution Center/Fulfillment Center and Warehouse/Logistics Center

The following requirements shall apply to all Truck Terminal/Distribution Center/Fulfillment Centers, as well as Warehouse/Logistics Centers, regardless of size. In the event that any of the following regulations are found to be in conflict with regulations found elsewhere in the [municipality] Zoning Ordinance, the most restrictive regulations shall be applied, unless otherwise stated.

A. Maximum Height

- (1) The maximum building height for these uses shall be 35 feet.

B. Access and Parking

(1) Road Access The use shall have direct access to a road that meets the design requirements of an arterial or collector road, as defined in Section ____ of the [municipality] Subdivision and Land Development Ordinance.

(2) Queuing Space Where gates, guard shacks or checkpoints are proposed at the entrance(s) to the facility, adequate queuing space shall be provided within the property boundaries to prevent stacking of vehicles on or along public streets.

(3) Traffic Control Vehicular access shall be arranged so as to minimize danger and congestion along adjoining roads and to avoid the creation of nuisances to nearby properties.

(4) Off-Street Parking In addition to off-street loading facilities, each use shall provide a minimum of one (1) passenger vehicle parking space per employee on the largest shift.

(5) Bicycles Bicycle racks shall be provided at a rate of one (1) bicycle space for each 30,000 square feet of gross floor area.

(6) Transit Efforts should be made to connect these facilities to existing public transit systems. Where transit lines exist along the frontage of the property, transit shelters should be provided.

(7) Electric Vehicles At least ten (10) percent of all passenger vehicle parking spaces shall be electric vehicle (EV) ready, with all necessary conduit and related appurtenances installed.

(8) Walkways Pedestrian walkways

(a) Walkways should be established for access from Bus transfer shelters to the facility.

(b) Street walkways will follow the guidelines of the township.

(9) Parking Parking for visitors and employees will follow the guidelines established by the township

C. Off Street Loading Each use shall provide off-street loading facilities which meet the minimum requirements of this Section and are sufficient to accommodate the maximum demand generated by the use.

(1) Spaces for Tractor Trailers A minimum of one (1) tractor-trailer space measuring at least 14 feet wide by 74 feet long shall be located at each loading dock/bay. In addition to the required spaces for each loading dock/bay, "stacking/storage" spaces for tractor-trailers measuring at least 14 feet wide by 74 feet long in an amount greater than or equal to 10% of the number of loading docks/bays for the stacking/storage of tractor-trailers shall be provided (fractions of spaces shall be rounded up). The parking and stacking design shall provide adequate area/spaces for the parking and stacking of tractor-trailers that are awaiting entry to the loading/unloading area to prevent the backup of tractor-trailers and other vehicles onto public streets. All loading and stacking/storage spaces shall be directly accessible by adequately sized drive isles.

(2) Loading Spaces Each loading space and the needed maneuvering room shall be located entirely on the lot being served and be located outside of required buffer areas and street rights-of-way. No parking or loading/unloading shall be permitted on or along any public road.

(3) Safety Each loading space shall have sufficient maneuvering room to avoid conflicts with parking and traffic movements within and outside of the lot. No facility shall be designed or used in such a manner that it creates a safety hazard, public nuisance, or an impediment to traffic off the lot. No off-premise movements or (jockeying) of trailers to move from one entrance to another on the property.

(4) Fire Lanes Fire lanes shall be provided where required by state or federal regulations or other local ordinances. The specific locations are subject to review by the municipal fire official or the emergency service provider.

D. Sound/Noise

(1) CNEI

a. The Community Noise Equivalent Level (CNEI) at the boundary of the property containing a sensitive receptor, shall not exceed 60 dBA.

b. The CNEI at the boundary of any developed property not containing a sensitive receptor shall not exceed 70 dBA.

c. Sound that is produced for not more than a cumulative period of one (1) minute in any hour may exceed the standards above by up to ten (10) dBA.

(2) The maximum sound levels listed above do not apply to emergency alerts, emergency work to provide electricity, water, or other public utilities when public health or safety is involved, snow removal, or road repair.

E. Lighting

(1) Horizontal Surfaces For the lighting of predominantly horizontal surfaces, such as, but not limited to, parking areas, roadways, vehicular and pedestrian passage areas, loading docks, building entrances, sidewalks, bicycle paths, and site entrances, luminaires shall be aimed down, and shall meet Illuminating Engineering Society of North America (IESNA) full cut-off/fully shielded criteria.

(2) Non-Horizontal Surfaces For the lighting of predominantly non-horizontal surfaces such as, but not limited to, facades, landscaping, and signs, luminaires shall be shielded and shall be installed and

aimed to not project their output into the windows of neighboring residences, adjacent uses, past the object being illuminated, skyward, or onto a public roadway.

(3) Adjacent Residential Uses The illumination projected onto a residential use shall at no time exceed 0.1 footcandle, measured line-of-sight and from any point on the receiving residential property.

(4) Adjacent Non-Residential Uses The illumination projected from any property onto a non-residential use shall at no time exceed 0.5 initial footcandle, measured line-of-sight from any point on the receiving property.

(5) Glare Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily using such means as cutoff luminaires, shields and baffles, and appropriate application of luminaire mounting height, wattage, aiming angle and luminaire placement.

(6) LED Lights LED light sources shall have a correlated color temperature that does not exceed 3000K.

(7) Luminaires Luminaires shall not be mounted more than 20 feet above finished grade of the surface being illuminated.

(8) Lighting Lighting for parking areas and vehicular traffic ways shall be automatically extinguished nightly within ½ hour of the close of the facility. On/off control shall be by astronomic programmable controller with battery or capacitor power-outage reset. When after-hours site safety/security lighting is proposed, such lighting shall not be in excess of 25% of the number of fixtures required or permitted for illumination during regular business hours. Where there is reduced but continued onsite activity throughout the night that requires site-wide even illumination, the use of dimming circuitry to lower illumination levels by at least 50% after 11 PM or after normal business hours, or the use of motion sensor control, shall be permitted.

F. Air Quality

(1) Planning The applicant shall be required to submit qualified expert evidence of the methods that will be used to assure that the proposed use will not contribute materially to air pollution and will comply with all applicable Federal Environmental Protection Agency (EPA) air quality standards. All reasonably foreseeable project impacts, including the project's total, statewide, and cumulative emission impacts, shall be fully analyzed.

(2) Truck Impacts The applicant will be required to fully analyze impacts from truck trips.

(3) Community Impacts Contributions to air pollution in adjacent communities and their significance will need to be quantified.

(4) Electric

a. Encourage the installation/use of electric hook-ups to eliminate idling of main and auxiliary engines during loading and unloading, and when trucks are not in use.

b. Encourage the installation and/or use of on-site equipment, such as forklifts and yard trucks, that are electric with the necessary electrical charging stations provided.

c. Encourage the installation and/or use of zero-emission light- and medium-duty vehicles.

(5) Idling Trucks are to be prohibited from idling for more than five (5) minutes, as required by the Diesel-Powered Motor Vehicle Idling Act No. 124 of 2008.

(6) Efficiencies Warehouse managers and employees should be trained in efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks within the facility.

(7) Compliance A compliance officer who is responsible for implementing all mitigation measures and providing contact information to the overseeing party should be appointed for direct contact by township authority.

(8) Signage Interior and exterior-facing signs, including signs directed at all dock and delivery areas, identifying idling restrictions and contact information to report violations, should be posted.

(9) Air Filtration At the manufacturer's recommended maintenance intervals, air filtration systems at sensitive receptors within a certain radius of the facility, should be installed and maintained. This resulting data should be made publicly available in real-time.

(10) Truck Charging Stations The applicant shall construct electric truck charging stations proportional to the number of dock doors and parking spaces at the project.

(11) Refrigeration The applicant shall construct electric plugs for electric transport refrigeration units at every dock door if warehouse use could include refrigeration.

G. Sensitive Receptors

(1) Unless physically impossible, loading docks, truck entries, and truck drive aisles shall be oriented away from abutting sensitive receptors.

(2) To the greatest extent feasible, loading docks, truck entries, and truck drive aisles shall be located away from nearby sensitive receptors. Screening as described in Section 200.1.K. shall be provided. In making feasibility decisions, the municipality must consider existing laws and regulations and balance public safety and the site development's potential impacts to nearby sensitive receptors.

H. Buffer Yard

(1) Where the combined footprint of the principal structure or structures is less than 100,000 square feet:

a. A minimum 100-foot buffer yard shall be provided along the entire length of any street frontage of any property upon which the facility is located and along any property line which abuts or is within 500 feet of an existing residential property line or zone, school, daycare center, hospital, place of worship, designated park, or public open space.

b. A minimum 50-foot buffer yard shall be provided along any property line adjacent to a non-residential use or zone.

(2) Where the combined footprint of the principal structure or structures is between 100,000 square feet and 250,000 square feet:

a. A minimum 150-foot buffer yard shall be provided along the entire length of any street frontage of any property upon which the facility is located and along any property line which abuts or is within 500 feet of an existing residential property line or zone, school, daycare center, hospital, place of worship, designated park, or public open space.

b. A minimum 50-foot buffer yard shall be provided along all other property lines.

(3) Where the combined footprint of the principal structure or structures exceeds 250,000 square feet:

a. A minimum 300-foot buffer yard shall be provided along the entire length of any street frontage of any property upon which the facility is located and along any property line which abuts or is within 500 feet of an existing residential property line or zone, school, daycare center, hospital, place of worship, designated park, or public open space.

b. A minimum 50-foot buffer yard shall be provided along all other property lines.

(4) Buffer yards along roadways shall be measured from the street right-of-way line.

(5) Where a lot line drainage or utility easement is required, the buffer yard shall be measured from the inside edge of the easement.

(6) Buffer yards shall not include environmental encumbrances such as, but not limited to, wetlands, wetland transition areas, riparian buffers, and flood hazard areas as may be imposed by outside agencies.

(7) The buffer yard shall include a dense landscape buffer consisting of the following:

a. One (1) large evergreen tree per 25 linear feet of buffer. The size of large evergreen trees shall be a minimum of eight (8) feet in height at the time of planting. Narrow/upright evergreen species may also be used within buffers at a ratio of 3:1. No more than 25% of the total required large evergreen species can be substituted with narrow/upright species.

b. One (1) canopy (shade) tree per 75 linear feet of buffer. Size of canopy (shade) trees shall be a minimum of 2 ½ inch caliper at the time of planting.

c. One (1) ornamental/flowering tree per 50 linear feet of buffer. The size of ornamental/flowering trees shall be a minimum of eight (8) feet in height for multi-stemmed varieties, or 2 ½ inch caliper at the time of planting for single-stemmed varieties.

d. Five (5) shrubs per 25 linear feet of buffer. Shrubs shall be fully branched and a minimum of three (3) feet in height at the time of planting. Shrubs shall be a combination of evergreen and deciduous species, with a minimum of 50% evergreen.

(8) The landscape buffer shall be located along the outer edge of the buffer yard.

(9) Plant material within buffer plantings shall meet the following requirements:

a. Be resistant to diesel exhaust.

b. Not identified on the most current DCNR invasive species or watch lists.

- c. Be hardy within USDA hardiness Zones 6 and 7.
- d. Shall be planted on the top and the exterior of any berm in order to provide effective screening.
- e. Shall be arranged in groupings to allow for ease of maintenance and to provide a naturalized appearance.
- f. Shall provide a diversity in plant species, such that no one species accounts for more than 25% of each plant type.
- g. The plantings shall be arranged to provide a complete visual screen of the property at least 12 feet in height, measured in addition to the height of any required berm, within three (3) years.

(10) The buffer yard may be located within the required building setback lines. No impervious surface is permitted within the buffer yard aside from an access drive crossing.

I. Berms Any vehicle or tractor-trailer truck parking, outdoor storage, and loading/unloading areas that are visible from and are within 250 feet of the exterior lot lines of the use shall be separated from such lot lines by an earthen berm in accordance with this section.

(1) The berm shall average a minimum of five (5) feet in height above the average adjoining grade ground level (disregarding any drainage channel) on the outside of the berm.

(2) The berm shall not have one completely continuous height, but instead shall vary in height by one (1) foot or two (2) feet in places.

(3) The top of the berm shall not have a width less than five (5) feet.

(4) The berm shall have a maximum side slope of three (3) feet horizontal to one (1) foot vertical.

(5) The berm shall be covered by a well-maintained all season natural ground cover, such as grass.

(6) Required screen plantings shall be arranged on the outside and top of the berm.

J. Environmental and Community Impact Analysis

Prior to the commencement of the [conditional use/special exception] hearing, the applicant shall provide an environmental and community impact analysis. The environmental and community impact analysis shall include:

1) A narrative description of the nature of the on-site activities and operations, including the market area served by the facility, the hours of operation of the facility, the total number of employees on each shift, the times, frequencies, and types of vehicle trips generated, the types of materials stored and the duration period of storage of materials.

(2) A site plan of the property indicating the location of proposed improvements, flood plains, wetlands, waters of the Commonwealth and cultural and historic resources on the property and within 500 feet of the boundaries of the property.

(3) Evidence that the disposal of materials will be accomplished in a manner that complies with state and federal regulations.

(4) An evaluation of the potential impacts of the proposed use, both positive and negative, upon:

- a. Emergency services and fire protection,
- b. Water supply,
- c. Sewage disposal,
- d. Solid waste disposal,
- e. School facilities and school district budget, and
- f. Municipal revenues and expenses.

(5) Any environmental impacts that are likely to be generated (e.g., odor, noise, smoke, dust, litter, glare, heat islands, vibration, electrical disturbance, wastewater, stormwater, solid waste, etc.) and specific measures employed to mitigate or eliminate any negative impacts. The applicant shall further furnish evidence that the impacts generated by the proposed use fall within acceptable levels, as regulated by applicable laws and ordinances.

K. Traffic Impact Study A Traffic Impact Study (TIS) is required. Refer to Section ____ of the [municipality] Subdivision and Land Development Ordinance. The Traffic Impact Study shall also include a truck routing map identifying the anticipated route to and from the proposed facility to the municipal boundary. The truck routing map shall be consistent with existing truck routing signage and trip distribution data presented in the traffic study and shall identify any new proposed truck routes and necessary truck routing signage.

L. Signage and Traffic Patterns

(1) Prior to (conditional use/special exception) approval, applicants shall submit to the municipal engineer, and obtain approval of, all turning templates to verify truck turning movements at entrance and exit access drives and street intersections

(2) Prior to (conditional use/special exception) approval, the applicant shall establish and submit for approval to the municipality a truck routing plan to and from the state highway system. The plan shall describe proposed truck routing to and from the facility to designated truck routes that avoids passing sensitive receptors to the greatest extent possible. The plan shall include measures, such as signage and pavement markings, queuing analysis and enforcement, for preventing truck queuing, circling, stopping, and parking on public streets. The facility operator shall be responsible for enforcement of the plan. The governing body/zoning hearing board shall have discretion to determine if changes to the plan are necessary including any additional measures to alleviate truck routing and parking issues that may arise during the life of the facility.

(3) Any entry gates into the loading dock/truck court area shall be positioned after a minimum of 140 feet of total available stacking depth inside the property line. The stacking distance shall be increased by 170 feet for every 20 loading docks beyond 50 docks. Queuing and circling of vehicles on public streets immediately pre- or post-entry to a Truck Terminal/Distribution Center/Fulfillment Center or Warehouse/ Logistics Center is strictly prohibited.

(4) Permanent idling restriction signs in accordance with the requirements of the Diesel-Powered Motor Vehicle Idling Act No. 124 of 2008 shall be posted at the facility along entrances to the site and in the dock areas and shall be strictly enforced by the facility operator.

(5) Signs shall be installed at all truck exit driveways directing truck drivers to the truck route as indicated in the truck routing plan and state highway system.

(6) Signs and drive aisle pavement markings shall clearly identify the on-site circulation pattern to minimize unnecessary on-site vehicular travel.

(7) Facility operators shall post signs in prominent locations inside and outside of the building indicating that off-site parking for any employee, truck, or other operation related vehicle is strictly prohibited. The municipality may require the facility operator to post signs on surface residential streets indicating that off-site truck parking is prohibited by municipal ordinance and/or the truck routing plan.

(8) Signs shall be installed in public view with contact information for a local designated representative who works for the facility operator and who is designated to receive complaints about excessive dust, fumes or odors, and truck and parking complaints for the site. Any complaints made to the facility operator's designee shall be answered within 72 hours of receipt.

(9) All signs under this section shall be legible, durable, and weather-proof.

M. Parking and Amenities for Truck Drivers

(1) A minimum of 5% of the required total tractor-trailer parking spaces shall be reserved for outbound trucks which are required to layover or rest due to federal hours of service regulations. Such spaces must be made available to tractor-trailers during and after the facility's operating hours as necessary.

(2) All trucks awaiting access to a loading/unloading dock/bay shall park in the designated tractor-trailer parking spaces unless all such spaces are already occupied.

(3) Electrical outlets shall be included in parking areas for trucks to utilize.

(4) Every building containing a Truck Terminal/Distribution Center/Fulfillment Center or Warehouse/Logistics Center in excess of 25,000 square feet shall have a set of the following amenities for the truck drivers/operators of the vehicles using the facility in addition to any similar amenities provided to on-site employees:

- a. A suitable lounge for drivers/operators containing not less than five (5) seats;
- b. A four (4)-seat table;
- c. Restroom facilities, including at least three (3) sinks, stalls, etc. per restroom; and

d. Dispensing machines or other facilities to provide food and beverages.

One (1) set of these amenities shall be provided for every 30 truck loading/unloading docks of the structure, or portion thereof.

N. Pollution Containment The facility shall include an appropriate system to contain and properly dispose of any fuel, grease, oils, or similar pollutants that may spill or leak.

O. Building Colors External building materials shall be of colors that are low-reflective, subtle, or earth tone. Fluorescent and metallic colors shall be prohibited as exterior wall colors.

P. LEED Certification (Leadership in Energy and Environmental Design) certification rating system that evaluates the sustainability of a building. LEED certification is strongly encouraged as well as roof-mounted accessory solar energy systems.

Q. Emergency Responders The applicant shall coordinate with the [municipal] emergency management coordinator to ensure there is adequate radio coverage for emergency responders within the building based upon the existing coverage levels of the [municipal] Public Safety Radio Communications System at the exterior of the building and shall install enhancement systems as needed to meet compliance.

R. Mechanical Scraper Systems Mechanical scraper systems shall be installed at each truck exit drive for the purpose of removing snow, slush and ice from trailer and truck rooftops. During winter months, all trucks must pass under these mechanical scrapers prior to exiting the warehouse facility.

S. Environmental Impact Assessment An Environmental Impact Assessment shall be performed. The assessment shall be prepared by a professional engineer, ecologist, environmental planner, or other qualified individual. An assessment shall include a description of the proposed use, including location relationship to other projects or proposals, with adequate data and detail for the [municipality] to assess the environmental impact. The assessment shall also include a comprehensive description of the existing environment and probable future effects of the proposal. The description shall focus on the elements of the environment most likely to be affected as well as potential regional effects and ecological interrelationships. At a minimum, the assessment shall include an analysis of the items listed below regarding the impact of the proposed use and the mitigation of any such impacts. The assessment shall also include detailed examination of public resources most likely impacted by the development plan and include the following focus areas:

(1) Air pollution impacts emissions from vehicle operations, including from truck engines during idle time. The applicant shall identify all stationary and mobile sources of fine particulate matter (PM_{2.5}), volatile organic compounds, and nitrogen oxides at the site. The applicant shall specify best management practices for preventing and reducing the concentration of air polluting emissions at the site. The owner or operator of the facility shall have anti-idling signs prominently posted in areas where 15 or more trucks may park or congregate.

(2) The potential for public nuisance to residents resulting from operations and truck traffic, including noise, glare, light, and visual obstacles exists.

(3) A stormwater management plan will be required.

(4) Consistency with the municipal and county comprehensive plan. The applicant shall submit an assessment report of the impact of the proposed use on the goals of the respective plans. Where the proposed use conflicts with the comprehensive plan, the assessment report shall identify mitigation measures which may be undertaken to offset any degradation, diminution, or depletion of public natural resources.

(5) Additional considerations. The following shall also be addressed:

- a. Alternative analysis. A description of alternatives to the impacts.
- b. Adverse impacts. A statement of any adverse impacts which cannot be avoided.
- c. Impact minimization. Environmental protection measures, procedures, and schedules to minimize damage to critical impact areas during and after construction, including design considerations.
- d. Mitigation steps. Listing of steps/structural controls proposed to minimize damage to site before and after construction.

(6) Critical impact areas. In addition to the above, plans should include any area, condition, or feature which is environmentally sensitive or which if disturbed during construction would adversely affect the environment.

- a. Critical impact areas include, but are not limited to, floodplains, riparian buffers, streams, wetlands, slopes greater than 15%, highly acid or highly erodible soils, hydric soils, hydrologic soil groups, areas of high-water table, and mature stands of native vegetation and aquifer recharge and discharge areas.
- b. A statement of impact upon critical areas and of adverse impacts which cannot be avoided.
- c. Environmental protection measures, procedures, and schedules to minimize damage to critical impact areas during and after construction.

T. Storage of Garbage No storage of garbage (other than what is routinely produced on site and awaiting regular collection) shall be permitted. The bulk storage of materials that are inflammable, explosive, hazardous or commonly regarded as offensive shall not be permitted

U. Woodland Disturbance

Woodland disturbance, including alteration or removal of any hedgerows, shall be minimized. No portions of tree masses, tree line, hedgerow, or individual freestanding trees measuring six (6) inches or greater in diameter at breast height (DBH) shall be removed unless it is clearly necessary to effectuate the proposed development. In no case shall more than 50% of any existing tree masses, tree lines, hedgerows, or individual freestanding trees with six (6)-inch or greater DBH be removed. For purposes of this subsection, a woodland is defined as a tree mass or plant community in which tree species are dominant or codominant and the branches of the trees form a complete, or nearly complete, aerial canopy. Any area, grove or stand of mature or largely mature trees (i.e., six (6)-inch or greater DBH) covering an area of .25 of an acre or more, or consisting of more than 50 individual trees six (6) inches or greater DBH, shall be considered a woodland.

V. Threatened and Endangered Species

(1) PNDI A Pennsylvania Natural Heritage Program study (PNDI Receipt) dated within two (2) years of the submission of an application for conditional use/special exception or subdivision and land development, whichever is first, as well as any state agency clearance letters required thereby, shall be provided to the municipality.

(2) Compliance The applicant shall comply with all measures directed by the clearance letters to avoid, minimize, or mitigate impacts to endangered, threatened, and special concern species and their habitat.

W. Riparian Forest Buffer Area Truck Terminal/Distribution Center/Fulfillment Centers or Warehouse/Logistics Centers subject to the requirements of this Section must satisfy the stricter of the requirements of this Section, or of 25 Pa. Code 102.14, Riparian Buffer Requirements.

(1) For purposes of this Section, a riparian buffer is an area of permanent vegetation along a waterway that is left undisturbed to allow for natural succession of native vegetation. A riparian forest buffer is a riparian buffer that consists predominantly of native trees, shrubs and forbs that provide at least 60% uniform canopy cover.

(2) Where the project site contains, is along, or is within 150 feet of a perennial or intermittent river, stream, or creek, lake, wetland, floodplain, pond, or reservoir, whether natural or artificial, the use will be subject to the requirements of this Section and shall, in accordance with the requirements of this subsection, do one of the following:

- a. Protect an existing riparian forest buffer.
- b. Convert an existing riparian buffer to a riparian forest buffer.
- c. Establish a new riparian forest buffer.

(3) Where a riparian forest buffer exists, it shall be left intact to meet the width requirements in subsections (6) and (7). An existing riparian forest buffer need not be altered to establish individual Zones 1 and 2 under subsection (9).

(4) Riparian buffers that consist predominantly of native woody vegetation that do not satisfy the composition requirements for a riparian forest buffer in subsection (1) or the width requirements in subsections (6) and (7) shall be enhanced or widened, or both, by additional plantings in open spaces around existing native trees and shrubs to provide at least 60% uniform canopy cover for the required width and shall be composed of zones in accordance with subsection (9).

(5) On sites without native woody vegetation, a riparian forest buffer providing at least 60% uniform canopy cover shall be established to meet the width requirements in subsections (6) and (7) and be composed of zones in accordance with subsection (9).

(6) The width of the riparian forest buffer shall be a minimum of 100 feet on each side of the water body as measured from the top of the bank. The boundary of the buffer shall follow the natural streambank or shoreline.

(7) Measured within the 100 foot buffer, the following additional distances shall be added to the minimum width of the riparian forest buffer:

- a. 10 feet if average slope is 10-15%,
- b. 20 feet if average slope is 16-17%,
- c. 30 feet if average slope is 18-20%,
- d. 50 feet if average slope is 21-23%,
- e. 60 feet if average slope is 24-25%, or
- f. 70 feet if average slope exceeds 25%.

(8) In the case of the presence of a nontidal wetland or vernal pond wholly or partially within the riparian buffer area, an additional 25 feet shall be added to the width of the riparian forest buffer area for that portion of the buffer area along the wetland, floodplain, or pond.

(9) A new riparian forest buffer or a converted riparian forest buffer shall be composed of zones as follows:

a. Zone 1 shall begin at the top of the streambank or normal pool elevation of a lake, pond or reservoir and occupy a strip of land 50 feet in width, measured horizontally on a line perpendicular from the top of the streambank or normal pool elevation of a lake, pond or reservoir. Predominant vegetation must be composed of a variety of native riparian tree species identified in Appendix C.1 of the PA Department of Environmental Protection Guidance Document 394-5600-001, entitled Riparian Forest Buffer Guidance.

b. Zone 2 shall begin at the landward edge of Zone 1 and occupy an additional strip of land a minimum of 50 feet in width, measured horizontally on a line perpendicular from the top of the streambank or normal pool elevation of a lake, pond or reservoir. Predominant vegetation must be composed of a variety of native riparian trees and small tree/shrub species identified in Appendix C.1 of the PA Department of Environmental Protection Guidance Document, 394-5600-001, entitled Riparian Forest Buffer Guidance.

(10) No earth disturbance, land development, or storing or stockpiling of materials shall occur within the riparian forest buffer area.

(11) In the management of riparian buffers, noxious weeds and invasive species shall be removed or controlled to the greatest extent possible.

(12) Existing, converted, and newly established riparian buffers, including access easements, must be protected in perpetuity through deed description, conservation easement, permit conditions, or any other mechanisms that ensure the long-term functioning and integrity of the riparian buffer.

(13) The riparian buffer shall be designated on the final subdivision and/or land development plan.

X. Solar

1) All building roofs shall be solar ready, which includes designing and constructing buildings in a manner that facilitates and optimizes the installation of a rooftop solar photovoltaic (PV) system at some point after the building has been constructed.

(2) Any portion of a building's rooftop that is not covered with solar panels or other utilities shall be constructed with light colored roofing material with a solar reflective index of not less than 78. This shall be the minimum solar reflective rating of the roof material for the life of the building.

(3) On buildings over 400,000 square feet, prior to issuance of a certificate of occupancy, the (municipality) shall ensure rooftop solar panels are installed and operated in such a manner that they will supply 100% of the power needed to operate all non-refrigerated portions of the facility, including the parking areas.

2. Truck Terminal/Distribution Center/Fulfillment Center The following requirements apply specifically to Truck Terminal/Distribution Centers/Fulfillment Centers.

A. Minimum Lot Area The minimum required lot area for a Truck Terminal/Distribution Center/Fulfillment Center is ten (10) acres.

B. Minimum Distance in Feet from any Adjacent Residential Lot Line The minimum distance in feet from any adjacent residential lot line to any entrance for trucks, loading/unloading area, structures, outdoor storage, or truck parking area is 150 feet.

C. Main Access Points The facility shall have its main access point(s) within two (2) miles of at least one (1) ramp of a limited access highway.

3. Warehouse/Logistics Center

The following requirements apply specifically to Warehouse/Logistics Centers.

A. Minimum Lot Area

(1) The minimum lot area for a Small Warehouse/Logistics Center shall be two (2) acres.

(2) The minimum lot area for a Large Warehouse/Logistics Center having a gross floor area less than or equal to 100,000 square feet shall be five (5) acres.

(3) The minimum lot area for a Large Warehouse/Logistics Center having a gross floor area greater than 100,000 square feet shall be ten (10) acres.