

PINE GROVE TOWNSHIP ZONING HEARING BOARD

175 OAK GROVE ROAD, PINE GROVE, PA 17963

September 11, 2018 Workshop Meeting Minutes

Blue additions to Ordinance
Red correction to Ordinance

CALL TO ORDER – Chairwoman Donna Reilly called the September 11, 2018 meeting to order at 6:31 PM with the Pledge of Allegiance. Attending were Board Members Donna Reilly, Michael Guigley, Dale Reichert, 1st Alternate Margaret Davenport, and Zoning Hearing Board Secretary Cynthia Hummel.

DECLARATION OF QUORUM – A quorum was declared.

MEETING MINUTES – Guigley moved to approve the Zoning Hearing Board minutes for August 23, 2018, Reichert seconded the motion, all were in favor and motion carried 4 to 0.

NEW BUSINESS – No new business to discuss.

OLD BUSINESS – Reilly said we want to address the revisions to the Zoning Ordinance.

Reilly mentioned that Hummel highlighted a section on the August 23, 2018 minutes on page 4 and she read the section. (below)

§655 Communications Towers and Antennae

2. Bulk and Area Requirements

| TOWER BASED | | |
|-------------|----------------|---|
| | WCF out of ROW | WCF in ROW |
| Height | | If permitted in the zoning district, Tower-Based WCFs shall be designed to minimum functional height, not to exceed 40 feet on a new tower or 45 feet on an existing tower, in all zoning districts, and 60 feet in all zoning districts. Applicants must submit documentation justifying the total height. |

After a brief discussion it was decided that all WCF towers in the ROW shall not exceed 60 feet in all zoning districts. A motion was made by Reichert and seconded by Guigley that under §655.2 (WCF in ROW-Height) that Tower-Based WCFs shall be designed to minimum functional height not to exceed 60 feet in all zoning districts, all were in favor and motion carried 4 to 0.

Ordinance Changes

Reilly said we have an example of another Township's Forestry Requirements and Procedures and requested the Board compare this with our current §635 Timber Harvesting Controls. Hummel said the Zoning Officer received a call from a forester that would like to timber a property and the current Zoning Ordinance is confusing. Reichert mentioned he reviewed the example and asked about bonding. Reilly said bonding is included in the example. After a brief discussion it was decided to have the Zoning Officer and Township Engineer review §635 Timber Harvesting Controls. Guigley made a motion to ask the Board of Supervisors to have the Zoning Officer and Township Engineer review §635 Timber Harvesting Controls in the current Zoning Ordinance, seconded by Reichert, all were in favor, motion carried 4 to 0.

New Ordinance

Reilly expressed reasons the riparian section should be included in the Zoning Ordinance's. Reilly suggested the Zoning Hearing Board request the Board of Supervisors to have the Zoning Officer and Township Engineer propose a section in the revised Zoning Ordinance addressing riparian areas/zones along the streams/rivers. Reilly made a motion, seconded by Davenport to ask the Board of Supervisors to have the Zoning Officer and Township Engineer include a riparian section in the revisions of the Zoning Ordinances.

New definitions were discussed and the Board agreed on the following:

Definitions:

GROUP HOME – (updated from August 7, 2018 Workshop) A residence comprised of rooming units operated by a responsible individual, family or organization with a program to provide a supportive living arrangement for individuals where special care is needed by persons served due to age, emotional,

mental, developmental or physical disability. This definition shall expressly include facilities for the supervised care of persons with disabilities subject to protection under the Federal Fair Housing Act, as amended. Group homes must be licensed where required by any appropriate government agencies, and a copy of such license and update must be delivered to the Zoning Officer prior to the initiation and continuation of the use.

- A. Group homes shall be subject to the same limitations and regulations by the Township as the type of dwelling unit they occupy.
- B. It is the express intent of the Township to comply with all provisions of the Federal Fair Housing Act, as amended, and regulations promulgated, in the construction of this term.
- C. A group home shall not involve the housing or treatment of persons who:
 1. Could reasonably be considered a serious threat to the physical safety of others.
 2. Were previously convicted of a sexual felony

GUY CABLE - Any cable or wire that extends from a small wind energy system for the purpose of supporting the system structure.

HARNESS SHOP - A shop that is open to the public for agricultural-retail, retail trade of supplies, apparel, supporting accessories, repair and limited production.

HEIGHT - The maximum height of a building and/or structure measured from the average finished grade at perimeter of the base of the building and/or structure to the highest point of such building and/or structure. For the purpose of determining the height limits in all zones set forth and shown on the official supplementary Airport Overlay Zoning Map, the datum shall be mean sea level elevation unless otherwise specified.

HERBICIDE - Chemicals developed to control or eradicate plants.

HIGHER EDUCATION - Study beyond the level of secondary education.

HISTORIC STRUCTURE -Any structure that is:

- A. Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements of individual listings in the National Register.
- B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historic significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district.
- C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior.
- D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 1. By an approved state program as determined by the Secretary of the Interior.
 2. Directly by the Secretary of the Interior in states without approved programs.

HORSE RIDING STABLES AND ACADEMY - An establishment where horses are kept for or driving or are stabled for compensation as part of a club association, ranch or similar establishment. This may include providing instruction to individuals or groups as well as demonstrations or exhibitions by such students. Horse shows, or other competitive events involving horses not normally kept on the premises is expressly forbidden. In addition, this use may not include the sale of feed, tack, or any other goods and/or services associated with riding or showing horses.

HORTICULTURE USE - Activities and practices relating to the raising, propagating and selling of trees, shrubs, flowers, fruits, vegetables, and other plant materials.

HUNTING AND FISHING CABIN -A building used for seasonal and temporary living purposes by persons engaged in hunting, fishing and similar recreational purposes.

HUNTING, FISHING AND GUN CLUB -A facility, whether open to the public or limited to members of a group, which offers activities such as game hunting, fishing, trap/skeet shooting, target shooting, target practice, game farms, and related uses such as assembly halls or sale of bait or equipment.

ICE CREAM TRUCK - A licensed vehicle which vends only prepackaged frozen dairy or frozen water- based food products, soft-serve or hand-dipped frozen dairy products or frozen water - based food products and prepackaged beverages.

INDUSTRIAL PARK - An area planned for the integrated design of two or more primary industrial uses and structures on a lot held in single ownership.

INSECTICIDE - Chemicals developed to control or eradicate insects.

INTERMITTENT STREAM - A body of water flowing in a channel or bed composed primarily of substrates associated with flowing water, which, during periods of the year, is below the local water table and obtains its flow from both surface runoff and groundwater discharges.

JUNK YARD - a lot, land or structure, or part thereof, used for the buying, trading, collecting, dismantling, storage and/or sale of scrap or discarded material, including but not limited to **appliances**, scrap metal, scrapped, abandoned or junked motor vehicles, machinery, equipment, glass and containers, but not including refuse or garbage kept in a proper container for the purpose of prompt disposal.

KENNEL - Any facility in which six or more animals are kept or boarded. Training and grooming of such animals may also take place.

LANDSCAPE AND GARDEN CENTER- RETAIL

LANDSCAPE AND GARDEN SERVICE - NON-RETAIL

LANDSCAPE BUFFER - A use of new or existing plants, earthen mounds, fences and/or walls located between two uses, or between one use and a public right-of-way, that is intended to lessen negative impacts, such as undesirable views, noise or light.

LARGE DORMITORY - A residence hall providing living facilities for 21 or more individuals.

LARGER THAN UTILITY RUNWAY - A runway that is constructed for and intended to be used by propeller driven aircraft of greater than 12,500 pounds maximum gross weight and jet powered aircraft.

LAUNDROMAT - A self-service facility containing clothes washing machines and dryers which are usually coin-operated and are open for use to the general public.

LEVEL SPREADER - A device used to disperse concentrated storm water flow uniformly over the ground surface as sheet flow.

LIGHT MANUFACTURING, ASSEMBLY, PROCESSING, PRODUCTION, FABRICATION – The manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales, distribution of such products.

LIVE/WORK UNIT -A combination of a dwelling unit and business space, such as an artisan shop or office that is open to the public for retail trade or personal or professional services. Work activities are conducted by one or more occupants of the unit (preferably on the street level) and the dwelling area (second floor and above) serves as their principal residence. All such units of occupancy are counted when establishing the density of development.

LOCAL ALLUVIUM - Alluvial materials that have eroded from uplands and been deposited in lower lying areas and drainage ways.

LOT COVERAGE - The portion of the lot that may be impervious. This includes, but may not be limited to, both building footprint and parking area.

LOW IMPACT DEVELOPMENT (LID) - An innovative storm water management approach with a basic principle that is modeled after nature: to manage rainfall at the source using uniformly distributed decentralized micro-scale controls. LID's goal is to mimic a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source. Small, cost-effective landscape features located at the lot level, known as Integrated Management Practices (IMPs), are the building blocks of LID. Almost all components of the urban environment have the potential to serve as an IMP. This includes not only open space, but also rooftops, streetscapes, parking lots, sidewalks, and medians.

LOWEST FLOOR - The lowest floor of the lowest fully enclosed area (including basement). An unfinished, flood resistant partially enclosed area, used solely for parking of vehicles, building access, and incidental storage in an area other than a basement area is not considered the lowest floor of a building; provided, that such space is not designed and built so that the structure is in violation of the applicable non-elevation design requirements of this section.

MAIL-ORDER AGENCY - The buying of goods or services by parcel or postal delivery.

MANUFACTURING, PROCESSING OR BULK STORAGE OF NATURAL GAS - The production and/or keeping of said material as defined by the Commonwealth of Pennsylvania.

MASSING - The three-dimensional building form produced by combining building height and building cover. A massing envelope represents the maximum building volume that can be constructed on a lot.

METEOROLOGICAL TOWER OR MET TOWER -A structure designed to support the gathering of wind energy resource data, and includes the tower, base plate, anchors, guy cables, and hardware, anemometers, wind direction vanes, booms to hold equipment, anemometers and vanes, data logger, instrument wiring, and any telemetry devices that are used to monitor or transmit wind speed and wind flow characteristics over a period of time for either instantaneous wind information or to characterize the wind resource at a given location.

MICRO- BREWERIES /WINERIES/DISTILLERIES – Are small often boutique style establishments that produce beer, spirit alcohol, or wine in small quantities usually done in single batches.

MINERAL - Any aggregate or mass of mineral matter, whether or not coherent. The term includes, but is not limited to, limestone and dolomite, sand and gravel, rock and stone, earth, fill, slag, iron ore, zinc ore, vermiculite and clay, anthracite and bituminous coal, coal refuse, peat and crude oil and natural gas.

MINING AND QUARRYING - The use of land for the purpose of extracting rocks and minerals for sale, exclusive of grading a lot preparatory to the construction of a structure for which a zoning permit has been issued.

MIXED RESIDENTIAL AREA - An area of development, associated with an existing or proposed Traditional Town Development, which is primarily residential with local retail, institutions, employment, and open space as permitted secondary uses.

MIXED - USE BUILDING - A building, other than an accessory structure, with more than one use in it. These may be non –residential structures with civic, commercial, or residential components or, multi- family residential structures that include commercial components.

MOTEL- See Hotel.

MORTUARY - an establishment providing services such as preparing the human dead for burial and arranging and managing funerals and which may include limited caretaker facilities.

MOVING AND STORAGE PARCEL DELIVERY AND EXPRESS TRANSFER STATION -An establishment intended for the keeping and/or distribution of consumer products.

MPC - The Pennsylvania Municipalities Planning Code, Act 247 of 1968, 53 P.S. §10101 et seq., as reenacted and amended.

MULCH - an organic or inorganic material used to cover the ground or a planting bed (i.e. tree bark, stones) whereas, the placement/configuration reflects best practices in horticultural and landscape maintenance

standards and the depth of mulch should be no less than 2 inches with periodic refreshing to maintain the 2 inches.

NATURE EDUCATION CENTER - A building and/or land dedicated to providing information and educational exhibits about the natural environment to the public.

NATURALIZED STORMWATER BASIN – Storm water control facilities that are planted with native vegetation rather than maintained as hardscape or lawn.

NON-PRECISION INSTRUMENT RUNWAY - A runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment for which a straight-in non - precision instrument approach procedure has been approved or planned.

NON-PUBLIC - intended for specialized use other than for the general population to partake or participate.

NUTRIENT - A substance that provides food or nourishment, such as usable proteins, vitamins, minerals or carbohydrates. Fertilizers, particularly phosphorus and nitrogen, are the most common nutrients that contribute to eutrophication.

NUTRIENT LOADING - A quantity of nutrients, such as phosphorus and nitrogen, entering an ecosystem in a given period of time.

OBSTRUCTION - Any dam, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel, rectification, bridge, conduit, culvert, building, wire fence, rock, gravel, refuse, fill, structure or matter in, along, across or projecting into any channel, watercourse, floodplain or regulatory flood hazard area which may impede, retard or change the direction of the flow of water, or that is placed where the flow of water might carry the same downstream to the damage of life or property.

OFF-SITE SEWER SERVICE - A sanitary sewage collection system in which sewage is carried from individual lots by a system of pipes to a central treatment and disposal plant.

OFF-STREET LOADING SPACE-A space not located within any street right-of-way used by motor vehicles for the temporary storage of trucks and other commercial vehicles while loading and unloading merchandise or materials.

OFF-STREET PARKING SPACE - A space not located within any street right-of-way used by motor vehicles for the temporary storage of one motor vehicle.

ON-SITE SEWER SERVICE - A sanitary sewage disposal system in which sewage is treated and discharged on the same lot as the use which it serves.

PARKING BAY - A row of parking spaces abutting one another along the length of each space.

PARKING LOT -A facility providing off-street parking space for five or more motor vehicles.

PEDESTAL - The base and/or supporting structure, other than a building or tower, for the support of an antenna or sign.

PENNDOT - The Pennsylvania Department of Transportation (PennDOT), the Commonwealth agency responsible for overseeing and administering transportation laws and regulations within Pennsylvania.

PENNSYLVANIA MUNICIPALITIES PLANNING CODE - Act of July 31, 1968, P.L. 805, No. 247, as reenacted and amended, 53 P.S. § 10101 et seq.

PENNSYLVANIA STATE GAME COMMISSION - The state agency responsible for the wildlife conservation and management in Pennsylvania.

PERMITTED USE - An authorized use herein which, upon application to the Zoning Administrator, may be granted in accordance with the provisions of this Chapter.

PERENNIAL STREAM - A body of water flowing in a channel or bed composed primarily of substrates associated with flowing waters and capable, in the absence of pollution or other man-made disturbances, of

supporting a benthic macro-invertebrate community which is composed of two or more recognizable taxonomic groups of organisms which are large enough to be seen by the unaided eye and can be retained by a United States Standard No. 30 Sieve (28 meshes per inch, 0.595mm openings) and live at least part of their life cycles within or upon available substrates in a body of water or water transport system.

PERSONAL SERVICES - Any establishment whose primary activity is the provision of assistance, as opposed to products, though products may be sold secondarily to the services provided. Common service establishments examples are, but not limited to, barber shops, hair salons, beauticians, shoe repairs, reading rooms, tanning salons, drycleaners and tailors.

PET CARE SERVICE FACILITY - A building, structure or portion thereof designed or used for grooming, training, daycare of domestic animals or other household pets. A portion of the facility used for the retail sale of pet products and food may be accessory to the primary Pet Care Service Facilities use.

PET STORE - A commercial retail facility that provides food and accessories for domestic and farm animals. Training and grooming areas may also be incorporated as well as the sale of individual household pets. Boarding and/or breeding at such facilities is prohibited. The sale of dogs and cats at such stores is prohibited.

PLACE OF ASSEMBLY - An institution, other than recreation- and/or school-related, that people regularly attend to participate in or hold religious worship services, community-wide activities and/or related meetings.

PLAN (GENERAL MASTER)-A depiction of a proposed traditional town development or associated mixed residential area, indicating the overall design and approximate layout of the various elements required by the applicable provisions of this chapter. This plan shall serve as the basis for consideration of compliance with the design goals of the regulations prior to preparation of a specific implementation plan. This plan is also used to identify the first step in the plan approval process for any development.

PLANNED RESIDENTIAL DEVELOPMENT - An area of land, controlled by a landowner, to be developed as a single entity for a number of dwelling units, or combination of residential and nonresidential uses, the development plan for which does not correspond in lot size, bulk, type of dwelling or use, density or intensity, lot coverage and required open space to the regulations established, from time to time, under the provisions of a municipal zoning ordinance.

PLANNING COMMISSION - The Pine Grove Township Planning Commission, Township of Pine Grove, Schuylkill County, Pennsylvania.

POTABLE WATER WELL - Any well developed within Pine Grove Township by a public or private company/authority which provides water supply to off-site customers and satisfies the requirements of the Safe Drinking Water Act.

POTABLE WATER WELL PUMP STATION - The facilities and related appurtenances utilized to extract water from a potable water well.

PRIME AGRICULTURAL LAND- Land used for agricultural purposes that contains soils of the first, second or third class as defined by the United States Department of Agriculture Natural Resource and Conservation Services County Soil Survey.

PRINTING ESTABLISHMENT - a retail establishment that provides duplicating services using photocopying, blueprint, and printing equipment and may include the collating and binding of booklets and reports.

PRIVATE- Not publicly owned, operated or controlled.

PRIVATE PARK AND OUTDOOR RECREATION FACILITY - A facility in which organized forms of play and amusement occur outdoors. May include, but is not limited to, the discharge of firearms, fishing, horseback riding, hiking, biking, skiing, sledding, ice skating, walking, running, swimming pools. Accessory buildings such as pool houses, clubhouses, restroom facilities are permitted. Does not include indoor recreation such as, but not limited to, indoor swimming pools, bowling alleys, racquetball courts or basketball courts. Organized sanctioned or competitive snowmobiling, ATV or motorcycle use is not permitted.

PRIVATE RECREATIONAL, SPORTS, AND ENTERTAINMENT FACILITIES - A business establishment, owned by a private-sector entity(is), generally intended to provide recreation or entertainment for use by a paying clientele.

PROFESSIONAL OFFICE - Any office of recognized professions, such as doctors, dentists, lawyers, architects, engineers, artists, musicians, designers, teachers and others who, through training, are qualified to perform services of a professional nature.

PUBLIC - Intended for the general population to partake or participate.

PUBLIC OR PRIVATE CONSERVATION AREA - A defined area of land that is either public or private lot which is being held for the purpose of natural resource protection and/or the raising and protection of game. Activity within these types of areas may include, but is not limited to, hunting, trapping, walking paths and educational centers.

PUBLIC OR PRIVATE PARKING GARAGE-A structure, other than for boat/RV storage, that is either public or private intended for the temporary storage of vehicles and motorcycles.

PUBLIC OR PRIVATE INSTITUTIONS OF HIGHER EDUCATION - Colleges and universities as well as professional schools in such fields as law, theology, medicine, business, music, and art where, at the end of a prescribed course of study, a degree, diploma, _ or certificate is a awarded.

PUBLIC SPACE - Public space is comprised of areas such as plazas, courtyards, walkways, market squares, civic spaces, and other such gathering places that, although landscaped, contain a substantial hardscape design element (e.g., sidewalks, retaining walls, seating areas, fountains, plazas, etc.). These sociable gathering/meeting places are designed for the purpose of inviting face to face contact and personal interaction within a human-scaled environment.

QUEUING STREET – A street containing one parallel parking lane and one travel lane. In instances where cars park along the roadway, queuing streets require one car to wait temporarily in "queue" until the oncoming car passes.

RACE TRACK - A commercial establishment for the racing of animals or motorized vehicles.

RADIO AND TELEVISION STUDIO - A studio engaged in transmitting oral and visual programs to the public, but not including the transmitter and/or antennas for such broadcasting.

RAIN GARDEN -A planted depression that allows rainwater runoff from impervious urban areas like roofs, driveways, walkways, parking lots, and compacted lawn areas the opportunity to be absorbed.

RECREATION FACILITES FOR EMPLOYEES, FACULTY AND STUDENTS - A business establishment, owned by a private-sector entity(ies), generally intended for use by employees, faculty and/or students where said use provides recreation and entertainment related to the employee, faculty and/or student activities.

REDEVELOPMENT – The reconstruction, reuse or change in use of any developed property including, but not limited to, the following: the demolition and clearance of any existing structures, any increase in the intensity of use of already developed land, such as an increase in the number of dwelling units in a structure or change to a commercial or industrial use from a less intensive use.

REPAIR - To restore by replacing parts or putting together what is torn or broken. Repair can be defined as an accessory or principal use.

RESEARCH ENGINEERING OR TESTING LABORATORY - An establishment engaged in research, development, testing, assembly, repair, and manufacturing in the following industries: biotechnology, pharmaceuticals, medical instruments or supplies, communications and information technology, electronics and instrumentation, and computer hardware and software. Office, warehousing, wholesaling, and distribution of the finished products produced at the site shall be included in this land use.

RESEARCH, AGRICULTUAL OR ANIMAL - A structure or complex of structures designed or used for research, analysis and experimentation centered around agricultural activities, production and practices including but not limited to forage, forestry, entomology, livestock, vegetables, fruits and ornamental crops.

ROOMING UNIT - A space within a personal care home, nursing/other convalescent home or group home where said space is occupied by no more than two (2) people.

RUNOFF - The surface water discharge or rate of discharge of a given watershed after a fall of rain, snow or other form of precipitation that does not enter the soil but runs off the surface of the land.

SEDIMENT - Soil materials transported by wind or water as a result of erosion.

PUBLIC UTILITIES - a use, or an extension thereof, which is operated, owned or maintained by a municipality or municipal authority, or which is privately owned and requires a "Certificate of Convenience" issued by the Pennsylvania Public Utility Commission (PUC) for the purpose of providing public sewage disposal and/or treatment; public potable water distribution and treatment; and/or for the purpose of providing the transmission of energy, telephone, internet, television service and/or micro relay stations to individual customers.

SHRUB -An ornamental plant with woody stems that is at least 2 gallons in depth at planting. See the Township's official plant list for a listing of permitted shrubs.

SILO - Tower or other structure on a farm used for feed/grain storage.

SMALL DORMITORY -A residence hall providing living facilities for 20 or fewer individuals.

SMALL WIND ENERGY SYSTEM - A wind energy conversion system which has a rated capacity of up to 100 kilowatts and which is incidental and subordinate to a permitted use on the same parcel. A system is considered a small wind energy system only if it supplies electrical power solely for on-site use, except that when a parcel upon which the system is installed also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed for on-site use may be used by the utility company.

SOLAR ENERGY - Radiant energy (direct, diffuse and/or reflective) received from the sun.

SOLAR ENERGY SYSTEM - A solar photovoltaic cell, module, or array, or solar hot air or water collector device, which relies upon solar radiation as an energy source for collection, inversion, storage, and distribution of solar energy for electricity generation or transfer of stored heat.

SOLAR ARRAY - A grouping of multiple solar modules with the purpose of harvesting solar energy.

SOLAR CELL - The smallest basic solar electric device which generates electricity when exposed to light.

SOLAR MODULE - A grouping of solar cells with the purpose of harvesting solar energy.

SOLAR RELATED EQUIPMENT - Items including a solar photovoltaic cell, module, or array, or solar hot air or water collector device panels, lines, pumps, batteries, mounting brackets, framing and possibly foundations or other structures used or intended to be used for collection of solar energy.

SPRING - Place where a concentrated discharge of ground water flows at the ground surface, including perched water flow from the soil.

SQUARE- A spatially defined element of usable open space designed such that it directly abuts streets on two or more sides. Squares may be located throughout the required open space of a community in a manner which enhances the form, appearance and function of this element of the community. Landscaping and lighting must be provided to augment the function of this feature within the open space network.

STACK OR CHIMNEY - Any structure enclosing a flue or flues that carries off smoke or exhaust from a furnace located inside or outside of a structure.

STAGING AREA -An off-street facility used for the transfer of loads to, from or between trucks. This site is intended to be used for more than four (4) months out of a twelve (12) month period pursuant to stand-alone agreement with the property owner.

STEEP SLOPE - Land whose slope (surfaces at an angle to the plane of the horizon) is 25% or more a vertical difference of 25 feet or more per 100 feet of horizontal distance.

STORAGE - A space or place for storing materials and supplies for use by the principal use located on the same site. Includes the storage of goods which were produced on site. Storage is accessory to the principal use on the site.

STORAGE OF PASSENGER VEHICLES AND LIGHT TRUCKS - A facility or structure intended for the temporary storage of passenger vehicles and light trucks.

STREAM - A watercourse. Most streams are shown on the U.S.D.A. Soil Conservation Service "Soils Survey of Centre County" mapping or as watercourses shown on a U.S.G.S., 75 minute quadrangle map as solid blue lines or as state open waters identified in a letter of interpretation issued by the Pennsylvania DEP. Streams are also shown as blue lines on the most recent Streams Within the Centre Region, U.S.G.S. National Hydrologic Dataset (NHD) mapping as noted in attached Appendix A.

STREAM CROSSING - A bridge, ford or structure installed across a stream or watercourse for temporary and/or permanent use as a means of ingress and egress, livestock, or construction and/or agricultural vehicles.

STREET WALL - That portion of the building facade facing the arterial street at the back edge of the sidewalk.

STRUCTURED PARKING (PARKING STRUCTURE, PARKING GARAGE, OR PARKING DECK) - A building (or part thereof) which is designed specifically to be for automobile parking and where there are a number of floors or levels on which parking takes place.

STUDIOS FOR INSTRUCTION OF MUSIC, PERFORMING ARTS - An establishment used by an artist, dancer, photographer or similar occupant who may or may not offer classes and/or workshops at the studio.

SUBSTANTIAL DAMAGE - Damage from any cause sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50% or more of the market value of the structure before damage occurred.

SUBSTANTIAL IMPROVEMENT - Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage" regardless of the actual repair work performed. The term does not, however, include either:

- A. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specification which have been identified by the local code enforcement officials and which are the minimum necessary to assure safe living conditions.
- B. Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure".

SURFACE MINING - Extraction for sale or other commercial use of any mineral which involves removal of the surface of the earth or exposure of the mineral or subsurface to the earth to wind, rain, sun or other elements of nature.

SURFACE WATERS - Perennial and intermittent streams, rivers, lakes, reservoirs, ponds, wetlands, springs, natural seeps, and estuaries, excluding water at facilities approved for wastewater treatment such as wastewater treatment impoundments, cooling water ponds, and constructed wetlands used as part of a wastewater treatment process.

SUSTAINABLE - An ecosystem condition in which biodiversity, renewability, and resource productivity are maintained over time.

SWALE - A natural low-lying stretch of land or minor man-made conveyance channel which gathers or carries surface water runoff.

TASTING ROOM - A room or rooms open to the general public, primarily used for the retail marketing of winery products. Merchandise offered for sale within the tasting room may also include souvenirs and

clothing bearing the logo of the winery, as well as wine related items and other products that reflect or enhance the character or theme of the winery. Rooms where wine tasting occurs, where wine tasting is part of the normal business practice in the wholesale marketing of winery products and that are not open to the public are not considered tasting rooms.

TAXI AND LIMOUSINE SERVICES - An establishment which offers transportation in passenger automobiles and vans to persons including those who are handicapped for a fee. The establishment may include facilities for servicing, repairing, and fueling the taxicabs, limousines or vans. For the purposes of this Ordinance, storage and/or test/research locations for driver services such as Uber, Lyft, or equivalent shall apply to this land use.

TELECOMMUNICATIONS SWITCHING FACILITY - A building or structure used exclusively for the transmission and exchange of telephone messages. The term shall not include wireless service towers.

TEMPORARY USE - A use lasting for a limited time of seven days or less, unless specified as longer under a particular use. Does not include the construction or alteration of any structure.

TILLING - The agricultural preparation of soil by use of various mechanisms and tools.

TOURIST HOME - An establishment used for dwelling purposes in which rooms, with or without meals, are offered to transient guests for compensation.

TOWNHOUSES - Three or more single - family dwellings connected by common side party walls to other single-family dwellings where all except the end units are connected on both sides by party walls. Also referred to as single-family attached dwellings (three or more dwelling units).

TRANSMITTER - An electronic device that generates radio waves of various frequencies, modulates the radio waves' amplitude of frequency and sends them through space by means of an antenna using greater than 100 watts of power.

TREATMENT CENTER - A use (other than a prison or hospital) providing treatment and/or housing for three or more unrelated persons who need specialized housing, treatment and/or counseling because of:

- A. Criminal rehabilitation, such as criminal halfway house.
- B. Addiction to alcohol or a controlled substance.
- C. A type of mental illness or other behavior that causes a person to be a threat to the physical safety of others.

TURBINES - The parts of a wind system including the blades, generator, and tail.

TUTORING AND STUDY CENTER - An operation which provides educational assistance to children in 1st through 12th grades based on a system of learning or instructional standards that supplement the child's primary school participation and attendance. The use and distribution of educational materials is anticipated as accessory to the operation of the center.

UNIFIED DEVELOPMENT - A development which is under single or multiple ownership and control at the time of land development approval and which is planned as an integral commercial unit, containing common, unified or interconnected parking facilities and served by a limited number of common or shared access driveways.

UNREGULATED YARD AREA - Area not within a building and not in a defined setback or yard area.

UNTREATED LUMBER - Dry wood which has been milled and dried but which has not been treated or combined with any petroleum product, chemical, preservative, glue, adhesive, stain, paint or other substance.

USABLE OPEN SPACE - Open space which has been designed in accordance with those purposes for which it is intended to be used. This does not include unbuildable portions of the site unless they have been incorporated as a design feature such as a greenway, conservation area, or other passive park space.

USUAL FARM STRUCTURES - Buildings and facilities that are typically for farm related activity and typically found on land designated to farm-related activity.

USE BUFFER - The land area to remain in its natural condition for the purpose of: (1) allowing normal surface water runoff to be filtered for sound environmental practice of maintaining good water quality, and (2) providing an activity of natural scenery preservation adjacent to the watercourse between the neighboring land use, serving as a corridor of water regime preservation.

UTILITY - A corporation, enterprise, government entity or persons generating, transmitting, distributing, transporting and/or collecting in any manner, electricity, heat, steam, natural gas, propane, water, wastewater, or communications (cable and telephone) to the public, or any portion thereof.

VERTICAL MIXED-USE BUILDING - A building with more than one use where the separate uses occupy separate floors of the structure.

VETERINARY OFFICE/CLINIC - An establishment used by a licensed veterinarian for the diagnosis, treatment or prevention of animal diseases. Temporary/limited boarding of animals, for the purpose of recovery or medical treatment may be included, as well as overnight boarding for short-term care. No outdoor boarding of animals is permitted. Facilities which offer emergency veterinary care are included.

VILLAGE - An unincorporated settlement that is part of a township where residential and mixed-use densities of one unit to the acre or more exist or are permitted and commercial, industrial or institution uses exist or are permitted.

VIOLATION - The act of not meeting specific conditions or requirements of this Chapter.

WALKING, HIKING, BICYCLING AND/OR HORSEBACK RIDING TRAIL - A pathway designed for and used by equestrians, pedestrians, and/or cyclists using non-motorized bicycles.

WATER BODY - A natural or artificial lake, pond, reservoir, swamp, marsh, or wetland.

WATERCOURSE - A channel or conveyance of surface water having defined bed and banks, whether natural or artificial, with perennial or intermittent flow.

WATER PRODUCTION FACILITY - A structure or building whose primary function is the production of potable water for public use. Such facilities include buildings or structures, including, but not limited to, water treatment facilities, water towers/tanks/reservoirs or pumping stations and any appurtenant structures including, but not limited to, drying beds, back-up generators and fuel tanks, which are necessary for the operation of the water production facility and compliance with the Pennsylvania Department of Environmental Protection (DEP) regulations.

WATER WELL - A hole or shaft excavated, drilled, dug, or driven for the supply of industrial, agricultural, or potable water for general public consumption.

WEDDING/CELEBRATION VENUE - An area of land and/or structure that may be used for weddings/celebrations. Consumption on the premises of food and/or beverages shall occur at these venues.

WHOLESALE DISTRIBUTION, WAREHOUSE - A structure or room(s) for the distribution of merchandise or commodities.

WIND ENERGY CONVERSION SYSTEM (WEC) - Any device which converts wind energy to a form of usable energy.

WIND ENERGY SYSTEM - A wind generator and all associated equipment, including any base, blade, foundation, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries and/or other component necessary to fully utilize the wind generator.

WIND GENERATOR - Equipment that converts energy from the wind into electricity. Includes the rotor, blades, and associated mechanical and electrical conversion components necessary to generate, store, and/or transfer energy.

WINERY - Bonded facilities used for the commercial processing of grapes or other fruit products to produce wine or similar spirits or the refermenting of still wine into sparkling wine. Processing consists of controlled fermentation combined with any of the following: crushing, blending, barrel aging and bottling. Storage of case goods shall only occur in conjunction with processing. Retail sales and tasting of wine and retail sales of related promotional items may be allowed as part of the winery operation.

ZONING DISTRICT - A definite area of the Township, as designated by its boundaries on the Zoning Map, throughout which specific and uniform regulations govern the use of land and/or the location, size and use of buildings and structures. The regulations of a zoning district may be supplemented or altered by regulations imposed in an overlay zoning district.

Ordinance Change

§631.2 B PRECISION INSTRUMENT RUNWAY - A runway having an existing instrument approach procedure utilizing an Instrument Landing System (ILS) or a Precision Approach Radar (PAR). Also included is a runway for which a precision approach system is planned and is so indicated on an approved airport layout plan or any other planned document.

Reilly said the next Workshop will be on September 27, 2018.

CORRESPONDENCE – No correspondence received.

ADJOURNMENT - Guigley made a motion to adjourn the meeting at 8:56 PM. Reichert seconded, all were in favor and motion carried 4 to 0.

Respectfully Submitted,

Cynthia Hummel
Zoning Hearing Board Secretary

Approved on September 27, 2018 at Zoning Hearing Board Meeting

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