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Part 1

Short Title, Purpose and Community Development Objectives

§1. Short Title¹

This ordinance, the Bloomfield Borough Zoning Ordinance, shall be known as Chapter 26-Zoning. Any reference, herein, to “Chapter 26, or ‘this ordinance’ shall be interpreted as §§ 1 to 170 of this Chapter. (Ord. 131, 7/8/1975, Art. I, §1.01; as amended by Ord. 358, 06/07/2022, §1)

§2. Purpose

The fundamental purpose of this ordinance, is to promote the safety, health, morals, convenience and general welfare; to encourage the most appropriate use of land throughout the Borough; to conserve and stabilize the value of property; to prevent overcrowding of land and buildings; to avoid undue concentration of population; to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate open spaces for light and air; to facilitate adequate provision of streets and highways, water, sewerage, drainage and other public facilities; to conserve life, property and natural resources; to protect the historic heritage of the Borough; and to conserve the expenditure of funds earmarked for public improvements.

(Ord. 131, 7/8/1975, Art. I, §1.02)

§3. Community Development Objectives

This Chapter 26 zoning ordinance, is to render a legal basis and framework to the Future Land Use Plan established as a result of the planning studies undertaken by the Bloomfield Borough Planning Commission. In order to properly guide future growth, improve existing development, and enable the most economical provision of municipal services within the Borough of Bloomfield, the following development goals are hereby established:

- A. Eliminate hazardous and detrimental land uses while encouraging beneficial and compatible uses;
- B. Maintain a desirable residential environment with adequate recreational, commercial, and industrial supporting areas;
- C. Protect and conserve open spaces; and
- D. In general, avoid the problems inherent in random and inconsistent development.

While adhering to the original goals from 1975, but facing opportunities and challenges of adopting updated ordinance standards in accordance with the Tri-County Model Zoning Ordinance and other best practices, the governing body shall reserve the right to pass ordinance to implement standards and limitations protecting inhabitants of the municipality from discrimination, restrictive rental practices, perceived price gouging or other landlord abusive practices in any situation, especially where the number of rental dwelling units exceeds 25% of total approved dwellings in a Planned Residential Development or in approximately 35% of total dwellings in the municipality.

¹ This heading and those of §§ 1 to 170 of this Chapter derive from Ordinance 131 as enacted in 1975, and as amended from time to time to include related items such as an R-3 Zoning District, Wireless Communications and Enforcement.

As notice, such restrictions and remedies, if passed in response to complaints or concerns of such nature, may be imposed up to six (6) months retroactively from the date of any such new standards and limitations being enacted.

Such enacted protections shall be in accordance with State and Federal law and shall seek to balance the rights and responsibilities of the stakeholders within the community. Where Pennsylvania law is silent on the subject, regulations shall be enacted to encompass best practices from other locations given such regulations are not specifically forbidden by Pennsylvania or Federal statutes.

(Ord. 131, 7/8/1975, Art. I, §1.03; as amended by Ord. 358, 06/07/2022, §3)

§4. Conflicting Regulations

In their interpretation and application, the provisions of this ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, safety, morals or general welfare. Wherever the requirements of this ordinance are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive or that imposing the higher standards shall govern.

(Ord. 131, 7/8/1975, Art. I, §1.04; as amended by Ord. 358, 06/07/2022, §4)

§5. Validity

If any section, clause, provision or portion of this ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this ordinance which is not in itself invalid or unconstitutional.

Any inadvertent error in reference numbers to other Sections or Parts of this Chapter or to other ordinance of this municipality or of the State, whether written in the section text or as a footnote, shall not be held as a reason to strike down the validity of the ordinance provisions or stated requirements.

(Ord. 131, 7/8/1975, Art. I, §1.06; as amended by Ord. 358, 06/07/2022, §5)

§6. Effective Date of Amendments

All new amendments to this ordinance, (§§ 1 to 170 of this Chapter and the associated zoning districts map), unless otherwise stated, shall become effective on the date of enactment by the governing body of Bloomfield Borough.

(Ord. 358, 06/07/2022, §6)

Part 2

Definitions

§11. General Interpretation

For the purpose of this ordinance, §§ 1 to 170 of this Chapter, the terms and words listed in this Part², shall have the meaning herein defined. Words not herein defined shall have the meanings given in Webster's Unabridged Dictionary.

(Ord. 131, 7/8/1975, Art. II, §2.01; as amended by Ord. 358, 06/07/2022, §11)

§12. Rules of Interpretation

For the purpose of this ordinance the following rules of interpretation shall apply:
Words in the present tense include the future tense.

Words in the singular case include the plural and words in the plural case include the singular.

Words that are gender specific may be interpreted as male, female, or gender non-binary.

The words "used" and "occupied" shall be construed to include the words "or intended, arranged or designed to be used, to be occupied, or offered for occupancy."

The term "such as" shall be considered as introducing a typical, or illustrative, designation of items, and shall not be interpreted as constituting a complete list.

(Ord. 131, 7/8/1975, Art. II, §2.02; as amended by Ord. 358, 06/07/2022, §12)

§13. Terms Defined

Accessory Use or Structure — a subordinate use or structure, the purpose of which is customarily incidental to that of the main use or building and on the same lot.

Alterations — as applied to a building or structure, means a change or rearrangement in the structural parts in the existing facilities or an enlargement, whether by extension of a side or by increasing in height or by moves from one location or position to another.

Building — any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind..

Building Area — the total areas of outside dimensions on a horizontal plane at ground level of the principal building and all accessory structures,

Building Height — the vertical dimensions measured from the average elevation of the finished lot grade at the front of the building to the highest point of ceiling to the top story, in the case of a flat roof; to the deck line of a mansard roof; and to the average height between the plate and ridge of a gable, hip or gambrel roof.

² See §§ 11 to 13 of this Chapter.

Building Line — a line formed by the intersection of a horizontal plane at average grade level and a vertical plane that coincides with the exterior surface of the building on any side. In case of a cantilevered or projected section of a building, the vertical plane which coincides with the most projected surface. All yard requirements are measured to the building line.

Buffer -- a strip of land which is planted and maintained in shrubs, bushes, trees, grass, or other landscaping material and within which no structure is permitted except a wall or fence.

Certificate of Occupancy — a certificate issued and enforced by the Zoning Officer upon completion of the construction of a new building or upon a change or conversion of the structure or use of a building which certifies that all requirements and regulations as provided herein and within all other applicable requirements have been complied with.

Co-location—the mounting of one or more Commercial Communication Antennas, an existing Commercial Communication Tower, or on any structure that already supports at least one Commercial Communication Antenna.

Conditional Use — “a use permitted in a particular zoning district pursuant to the provisions in Article VI” of PA Municipal Planning Code. Act 247. As such, the governing body (Borough Council³) may authorize uses and activities not specifically reserved to the Zoning Officer or the Zoning Hearing Board.

Commercial Communication Antenna—all Wireless Communications Facilities that are not Commercial Communication Towers, including but not limited to, all types of antennas, small cell structures, and accompanying equipment. Commercial Communication Antennas shall not include Wireless Support Structures or any related equipment that is mounted to the ground or at ground-level.

Commercial Communication Tower—any structure that is constructed primarily for the purpose of supporting one or more Antennas, including, but not limited to, self-supporting lattice towers, guy towers and monopoles. DAS hub facilities are considered to be Commercial Communication Towers.

Distributed Antenna Systems (DAS)—network of spatially separated antenna sites connected to a common source that provides wireless service within a geographic area or structure.

Development Plan — the provisions for the development of a planned development, including a plat of subdivision; all covenants relating to use, location and bulk of buildings and other structures; intensity of use or density of development; streets, ways and parking facilities; common open space; and public facilities.

Driveway — A private road that connects a house, garage, or other building with the street.

Dwelling Unit — one or more rooms providing living and sanitary facilities for one family, including equipment for cooking or provisions for same.

Dwelling, Single-Family — a building designed for or occupied exclusively by one family. Single Family Dwellings can be “**Detached**” or “**Attached**”. Attached units may include interior units, end units, or duplex units -each being attached on only one side like an end unit. Detached units have setbacks on both sides. Attached units have no setback on an attached side. Each single-family dwelling has its own parcel/lot number.

³ See §170.E of this Chapter.

Dwelling, Two-Family — A building used by two (2) families living independently of each other, and having two (2) side yards. An **Attached** configuration arranges the dwellings side-by-side as a Duplex (also known as a ‘Semi-Detached’ dwelling), a **Detached** configuration arranges the dwellings with one unit arranged over the other. Each two-family dwelling has one lot/parcel number.

Dwelling, Multiple-Family — A building designed, occupied or used by three or more families living independently of each other, wherein each dwelling unit or apartment shall contain private bath and kitchen facilities; including apartment houses. One or more multiple-family dwelling(s) can have one lot/parcel number. (See zoning districts for requirements and limitations)

Family — a single individual, doing his own cooking and living upon the premises as a separate housekeeping unit, or a collective body of persons, doing their own cooking and living together upon the premises as a separate housekeeping unit, in a domestic relationship based upon birth, marriage or other domestic bond.

FCC—Federal Communications Commission.

Fence — Any freestanding and uninhabitable structure constructed of wood, glass, metal, plastic materials, vinyl, wire, wire mesh, or similar materials, either singularly or in combination, erected, placed or arranged as a line of demarcation, an enclosure or a barrier.

Flood — Whenever a body of water drastically exceeds its normal confinements.

Flood Plains — a relatively flat or lowland area adjoining a river, stream or watercourse which is subject to partial or complete inundation; an area subject to the unusual and rapid accumulation or runoff of surface waters from any source.

Floodway — the designated area of a flood plain required to carry and discharge floodwaters of a given magnitude.

Floodway Fringe Area — area bordering on floodway.

Floor Area — a total enclosed area in the horizontal plane of a structure, measured from the faces of the exterior walls.

Garage, Private — a structure or space used as an accessory to the main structure which provides for the storage of motor vehicles of the families residing upon the premises and in which no occupation, business or service for profit is carried on.

Habitable Floor Area — the sum of the gross horizontal interior areas of all rooms within a dwelling used for habitation, such as living room, dining room, kitchen or bedroom, but not including stairways, cellars, attics, service rooms, utility rooms, common hallways, or unheated areas such as enclosed porches or rooms without at least one window or skylight opening onto an outside yard or court. At least 1/2 of the floor area of every habitable room shall have a ceiling height of not less than seven feet and the floor area of that part of any room where the ceiling height is less than five feet shall not be considered as part of the habitable floor area.

Height of a Commercial Communication Tower - the vertical distance measured from the ground level, including any base pad, to the highest point on a Commercial Communication Tower, including Commercial Communication Antennas mounted on the Commercial Communication Tower and any other appurtenances.

Hotel — a building containing rooms intended or designed to be used or which are used, rented or hired out to be occupied or which are occupied for sleeping purposes by guests and where only a general kitchen and dining room are provided within the building as an accessory use.

Home Occupation — any activity carried out for gain by a resident and conducted as a customary, incidental, and accessory use in the resident’s dwelling unit or on the property. (Also see No-Impact Home Based Business.) The conducting of a clinic, hospital, barber shop, beauty parlor, tea room, tourist home, animal hospital or any similar use which, in the opinion of the Planning Commission, could create a traffic or noise problem shall not be deemed to be a home occupation).

Improvement — Those physical additions, installations, and changes required to render land suitable for the use intended, including but not limited to grading, paving, curbing, street lights and signs, fire hydrants, water mains, electric service, gas service, sanitary sewers, storm drains, sidewalks, crosswalks, driveways, culverts, and other public utilities, and street shade trees, and improvements to existing water courses. (Note: Improvements encompass any building, structure, paving, hardware or object that may be included when real estate is transferred between parties. This would include items such as a storage shed, carport, or solar energy system, but would exclude readily moveable objects such as temporary signs or similar items granted a temporary permit.)

Junk/Salvage Yard — any area and/or structure used primarily for the collecting, storage and/or sale of waste paper, rags, scrap metal or discarded material or for the collecting, dismantling, storage and salvaging of machinery or vehicles primarily not in running condition.

Land Development — “any of the following activities: (1) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving: (i) a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or (ii) the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features. (2) A subdivision of land. (3) Development in accordance with §503(1.1)” per PA Municipal Planning Code (MPC) Act 247. (See also Chapter 21, SALDO)

Lot — a piece, parcel or plot of land occupied or designed to be occupied by a structure and its accessory structures or by a dwelling group and its accessory structures, together with such open spaces as are arranged and designed to be used in connection with such structures.

Lot Area — an area of land which is determined by the limits of the lot lines bordering that area.

Lot, Corner — a parcel of land at the junction of and fronting or abutting on two or more intersecting streets.

Lot Depth — a mean horizontal distance between the front and rear lot lines, measured in the general direction of its side lot lines.

Lot Width — the mean horizontal distance between the side lot lines, measured at right angles to its depth. Required lot width shall be measured at the most forward allowable building line or setback line; however, the mean lot width shall not be less than the required lot width.

Mobile Home —a transportable, single family dwelling intended for permanent occupancy, contained in one unit, or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation.

Mobile Home Lot — a parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erections thereon of a single mobilehome

Mobile Home Park — a parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobilehome lots for the placement thereon of mobilehomes.

Modular Home: A type of dwelling that is in a substantial part but not wholly produced in sections off the site and then is assembled and completed on the site. This shall not include any dwelling that meets the definition of mobile home, nor shall it include any dwelling that does not rest on a permanent foundation, nor any dwelling intended to be able to be moved to a different site once assembled, nor any dwelling that would not fully comply with any and all applicable building codes. A modular home also shall not include a building that includes only one substantial piece prior to delivery on the site.

Motel — a building or group of buildings, whether detached or in connected units, used as individual sleeping or dwelling units designed primarily for transient automobile travelers and provided with accessory off-street parking facilities. The term "motel" includes buildings designed as tourist courts, motor lodges, auto courts and other similar designations, but shall not be construed to include mobile or immobile trailers or homes.

No Impact Home Based Business -- A business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling. Such business involves no customer, client, patient or employee traffic, whether vehicular or pedestrian, no signs, sounds or lights, visible outdoor storage, and no pickup, delivery or removal functions to or from the premises in excess of those normally associated with residential use⁴

Nonconforming Structure — a structure or part of a structure manifestly not designed to comply with the applicable use provisions in a zoning ordinance or amendment heretofore or hereafter enacted where such structure lawfully existed prior to the enactment of such ordinance or amendment or prior to the application of such ordinance or amendment to its location by reason of annexation. Such nonconforming structures include, but are not limited to, nonconforming signs.

Nonconforming Use — a use, whether of land or of a structure, which does not comply with the applicable use provisions in a zoning ordinance or amendment heretofore or hereafter enacted where such use was lawfully in existence prior to the enactment of such ordinance or amendment to its location by reason of annexation.

⁴ See §134 of this Chapter for application.

Off-Street Parking — a temporary storage (surface or structure) for a motor vehicle that is directly accessible to an access aisle and that is not located on a dedication right-of-way, and is located upon the same lot as a principal use or, in the case of joint parking, within close proximity .

Parking Space — an off-street space available for the parking of a motor vehicle and which, in this ordinance, is held to be an area 10 feet wide and 20 feet long, exclusive of passageways and driveways appurtenant thereto and giving access thereto.

Permitted Use — an allowed use (permitted by right) in one or more districts for which zoning matters may be approved by the Zoning Officer, provided the application complies with all requirements of the Zoning Ordinance. A “nonconforming use” and/or a “special exception” use shall not be considered to be a permitted by right use.

Planned Residential Development — an area of land, controlled by a landowner, to be developed as a single entity for a number of dwelling units and related infrastructure. The development plan for a PRD shall adhere to zoning district density, but may not necessarily correspond in lot size, bulk or type of dwelling, lot coverage and required open space to the regulations established in the existing residential district under the provisions of this zoning ordinance.

Principal Building — a building or buildings in which is conducted the main or principal use of the lot on which said building is situated.

Professional Office — the office of a member of a recognized profession, as herein after indicated. A profession office may offer non-retail based services which are typically provided by appointment. The issuance of a State or local license or regulation of any gainful occupation need not be deemed indicative of professional standing.

When conducted on a residential property or in a residential district, the use shall conform to standards for a ‘no impact home based business’ and the profession shall include only the offices of doctors, ministers, architects, engineers, lawyers, accountants, insurance agents, and such similar occupations which may be so designated by the governing body, upon finding that such occupation is truly professional in character by virtue of the need for similar training and experience as a condition for the practice thereof and that the practice of such occupation shall in no way adversely affect the safe and comfortable enjoyment of property rights in any zone in which it is located to a greater extent than for the professional activities listed herein.

Public or Community Sewer — a municipal sanitary sewer system or comparable common or package sanitary facility approved and permitted by the Pennsylvania Department of Environmental Resources.

Public Water — a municipal water supply system, or a comparable common water facility approved by the Pennsylvania Department of Environmental Resources.

Related Equipment—any piece of equipment related to, incidental to, or necessary for, the operation of a Commercial Communication Tower or Commercial Communication Antenna. By way of illustration, not limitation, Related Equipment includes generators and base stations.

Required front yard -- the area in front of the building setback line excluding the driveway and specifically permitted parking lots/spaces (for purposes of this Ordinance).

Setback — the setback of a building or improvement from a particular lot line is the horizontal distance from such lot line to the part of the structure nearest such lot line.

Building Setback Line: The line within a property defining the required minimum distance between any enclosed structure and the adjacent right-of-way, and the line defining side and rear yards, where required.

Sign — any device, structure or object for visual communication that is used for the purpose of bringing the subject thereof to the attention of others, but not including any flag, badge or insignia of any public, quasi-public, civic, charitable or religious group.

Sign Area — the area defined by the frame or edge of a sign. Where there is no frame or edge to the sign, the area shall be defined by a projected, enclosed four-sided (straight sides) geometric shape which most closely outlines the said sign,

Sign, Commercial — any sign owned or operated by any person, firm or corporation engaged in the business of outdoor advertising for direct profit gained from the rental of such signs or any sign advertising a commodity not sold or produced on the premises. This shall include "billboards" and off-premises signs indicating the direction a particular place.

Sign, Political — any sign pertaining to a person or party seeking political office or a political cause or opinion (in support or opposition) on a referendum or matter of political concern and which relates to a scheduled election or matter of upcoming vote by a government body or which may be a subject of legislation or regulation.

Site Plan — a plan of a lot or subdivision on which is shown topography, location of all buildings, structures, roads, rights of way, boundaries, all essential dimensions and bearings and any other information deemed necessary by the Planning Commission or the Zoning Hearing Board shall be submitted in unusual or special cases.

Solar Energy Systems -

Accessory Solar Energy System (ASES), solar systems that produce power for a permitted use on the same property. (often referred to as "residential solar") per the Tri-County Regional Planning Commission (TCRPC) is defined as "An area of land or other area used for a solar collection system principally used to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power primarily for on-site use. An accessory solar energy system consists of one or more freestanding ground- or roof-mounted solar arrays or modules, or solar-related equipment, and is intended to primarily reduce on-site consumption of utility power or fuels".

Utility Scale, generates solar power and feeds it into the grid, rather than being designed for predominately on-site consumption. Typically, utility scale solar energy systems are ground mounted and have a power purchase Agreement (PPA) with a utility.

Community Scale, generates solar power which is not designed for predominately on-site consumption, but rather may be owned in shares or leased to members of the local area.

Special Exception — a use in one or more districts for which the Zoning Hearing Board grants a special use permit pursuant to compliance with the provisions of this ordinance.

Stealth Technology—camouflaging methods applied to Commercial Communication Towers, Antennas and other facilities which render them more visually appealing or blend the proposed facility into the existing structure or visual backdrop in such a manner as to render it minimally visible to the casual observer. Such methods include, but are not limited to, architecturally screened roof-mounted antennas, building-mounted antennas painted to match the existing structure and facilities constructed to resemble trees, shrubs, and light poles.

Story — That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it and including those basements used for the principal use or average more than five feet above grade. A half-story is a story under a gable, hip or gambrel roof, the wall plate of which on at least two opposite exterior walls are not more than two feet above such story.

Street — any street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct or other way, whether public or private, used or intended to be used by vehicular traffic or pedestrians.

Street Line — The street line is the line determining the limit of the street or highway right-of-way, either existing or contemplated. Where a definite right-of-way width has not been established, the "street line" shall be assumed to be a point 25 feet from the center line of the existing street.

Structure — any man-made object having an ascertainable stationary location on or in land or water, whether or not fixed to the land.

Substantially Change or Substantial Change - A modification to an existing wireless communications facility that falls under the provisions of the Pennsylvania Wireless Broadband Collocation Act and/or the FCC's October 2014 Report and Order

Swimming Pool — a body of water in an artificial or semi-artificial receptacle or other container 18 inches or more in depth, used or intended to be used for public, semi-public or private swimming by adults or children.

Travel Trailer — a vehicular, portable structure built on a chassis (pick-up camper, connected bus, tent-trailer, tent or similar device) designed to be used as a temporary dwelling for travel and recreational purposes, having a body width not exceeding eight feet.

Use — the specific purpose or activity for which land or buildings are designed, arranged, or intended or for which land or buildings are occupied or maintained. (See also, 'Conditional Use', 'Nonconforming Use', 'Permitted Use', 'Special Exception'.)

Variance — a modification of the regulations of this ordinance granted by the Zoning Hearing Board on grounds of practical difficulties or unnecessary hardship, not self-imposed, pursuant to the provisions of this ordinance and §910 of Act 247, "Pennsylvania Municipalities Planning Code," as amended.

Vehicle Commercial — includes any type of vehicle used for transporting goods including work trade tools, or passengers for compensation or related to employment and may display visible advertising or business logos.

Vehicle 'Light Duty' — a motor vehicle, no greater than 'Class 2b', with no more than 2 axles and 4 wheels, weighing no more than 8,500 lbs with dimensions not to exceed 8 ft tall and 20 feet long (for purposes of this ordinance).

Vehicle Service Facilities — a building or lot or part thereof used for the service or maintenance of motor vehicles, including filling stations, repair shops and body shops.

WALL — Any freestanding and uninhabitable structure principally constructed of masonry, concrete, masonry block, stone, cinder block, or similar materials either singularly or in combination, erected, placed or arranged as a line of demarcation, an enclosure or a barrier.

WBCA - Pennsylvania Wireless Broadband Collocation Act (53 P.S. §11702.1 *et. seq.*)

Wireless Communications Facility (WCF) - the antennas, nodes, control boxes, towers, poles, conduits, ducts, pedestals, electronics and other equipment used for the purpose of transmitting, receiving, distributing, providing, or accommodating wireless communications services. WCF is a general term that includes both Commercial Communication Antennas and Commercial Communication Towers.

Wireless Communications Facility Applicant (Applicant)—any person that applies for a wireless communication facility building permit, zoning approval and/or permission to use the public right-of-way (ROW) or other land or property.

Wireless Facility - Small— The equipment and network components, including antennas, transmitters, and receivers, used by a wireless provider that meets the following requirements:

- (1) Each antenna associated with the deployment is no more than three (3) cubic feet in volume.
- (2) The volume of all other equipment associated with the wireless facility, whether ground-mounted or pole-mounted, is cumulatively no more than 28 cubic feet. Any equipment used solely for the concealment of the small wireless facility shall not be included in the calculation of equipment volume under this paragraph.

Wireless Support Structure—a freestanding structure, such as a Commercial Communication Tower or any other support structure that is used to support the placement or installation of a wireless communications facility if approved by the Borough.

Yard, Front — an open, unoccupied space on the same lot with the principal building, extending the full width of the lot and situated between the street line and the front line of the building projected to the side lines of that lot. The depth of the front yard shall be measured at right angles to the street line

Yard, Rear — a yard extending across the full width of the lot and lying between the rear line of the lot and the nearest line of any building. The depth of a rear yard shall be measured at right angles to the rear line of the lot or, if the lot is not rectangular, then in the general direction of its side lot lines.

Yard, Side — an open, unoccupied space between the side line of the lot and the nearest line of the building and extending from the front yard to the rear yard or, in the absence of either such yard, to the street or rear lot line as the case may be. The width of a side yard shall be measured at right angles to the side line of the lot.

Zoning Permit — a permit stating that the purpose for which a building or land is to be used is in conformity with the uses permitted and all other requirements under this ordinance for the zone in which it is located or is to be located.

(Ord. 131, 7/8/1975, Art. II, §203; as amended by Ord. 145, 3/24/1980, §1; as amended by Ord. 323, 11/1/2016, §1; as amended by Ord. 358, 06/07/2022, §13; as amended by Ord. 368, 11/07/2023, §13; as amended by Ord. 374, 06/04/2024, §13)

Part 3

Establishment of Zoning Districts and Map

§21. List of Districts

For the purpose of this ordinance, §§ 1 to 170 of this Chapter, the territory of Bloomfield Borough is hereby divided into the following districts:

- A. O-S Open Space
- B. A-1 Agriculture
- C. R-1 Residential (low density)
- D. R-2 Residential (medium density)
- E. H-1 Historic
- F. C-1 Commercial
- G. I-1 Industrial
- H. R-3 Residential (mixed density)

(Ord. 131, 7/8/1975, Art, III, §3.01; as amended by Ord. 358, 06/07/2022, §21)

§22. Zoning Map

The boundaries of the above districts are delineated on a map entitled "Bloomfield Borough Zoning Map" which accompanies and which, with all explanatory matter thereon, is hereby made a part⁵ of this ordinance.

(Ord. 131, 7/8/1975, Art, III, §3.02;
 as amended by Ord. 145, 3/24/1980, §1;
 as amended by Ord. 162, 12/4/1984, §1;
 as amended by Ord. 178, 6/7/1988, §1;
 as amended by Ord. 298, 12/6/2011, §1;
 as amended by Ord. 340, 12/4/2018, §1,
 as amended by Ord. 358, 06/07/2022, §22;
 as amended by Ord. 368, 11/07/2023, §22)

⁵ Descriptions of the changes made in the Zoning Map can be found in §§26 through 34 hereof.

§23. Interpretation of District Boundaries

Where uncertainty exists as to the boundaries of the districts shown on the Zoning Map, the following rules shall apply.

- A. Boundaries indicated as approximately following the center lines of streets, highway or alleys shall be construed to follow such center lines;
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
- C. Boundaries indicated as approximately following municipality limits shall be construed as following municipality limits;
- D. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
- E. Boundaries indicated as parallel to or extensions of features indicated in subsections A through D above shall be so construed. Distances not specifically indicated on the Official Zoning Map⁶ shall be determined by the scale of the Map.
- F. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map or in circumstances not covered by subsections A through E above, the Zoning Hearing Board shall interpret the district boundaries.

(Ord. 131, 7/8/1975, Art. III, §3.03)

§24. Application of District Regulations

The regulations set by this ordinance⁷ Chapter 26 –Zoning, within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided:

- A. No building, structure or land shall hereafter be used or occupied and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered unless in conformity with all regulations herein specified for the district in which it is located.
- B. No residential lot shall have erected upon it more than one principal building, except as a “Conditional Use” in an R-3 District, or as a Variance approved by the Zoning Hearing Board.
- C. No building or structure shall hereafter be erected or altered:
 - (1) To exceed the height, except as a Variance with input from the municipal fire department,
 - (2) To accommodate or house a greater number of families, in accordance with the ‘Habitable Floor Area’ specification of the zoning district, except as a Special Exception, in full conformance with §129 of this Chapter, for “Conversion Dwellings”, **OR** except as a Special Exception, Conditional Use, or Variance for newly constructed dwellings,

⁶ The Zoning Map can be found on the Borough website below this Zoning Ordinance Chapter 26.

⁷ See §§ 1 to 170 of this Chapter; see especially §§ 41 to 120.

- (3) To occupy a greater percentage of lot area beyond that allowed in the zoning district, or
 - (4) To have narrower or smaller rear yards, front yards, side yards or other open spaces than herein required or in any other manner contrary to the provisions of this ordinance.
- D. No yard or lot existing at the time of passage of this ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this ordinance shall meet at least the minimum requirements established by this ordinance.
- E. Where an existing building line is established on approximately 50% of the properties in a block in which the proposed building or addition is located or within 200 feet immediately adjacent to the proposed building or addition, the required minimum building setback may be increased or decreased as part of a Zoning Permit or Land Development Plan to conform with such established building lines. Similarly, approval of off-street parking may be considered by the Zoning Officer and Planning Commission against this standard, with special consideration given for ADA accommodation.

(Ord. 131, 7/8/1975, Art. III, §3.04; as amended by Ord. 145, 3/24/1980, §3;
as amended by Ord. 358, 06/07/2022, §24; as amended by Ord. 368, 11/07/2023, §24)

§25. District Application to Newly Annexed Territory to the Borough

Newly annexed territory to the Borough shall automatically be construed to be located within the (1) Agriculture District, subject to application for amendment and public hearing, unless otherwise indicated in the approved petition for annexation. (Ord. 131, 7/8/1975; Art. III, §3.05)

§26. Delineating the Boundaries of Zoning Districts

(Note: previous item designated as such has been moved to “Territory Added to A-1” §28)

§27. Territory Added to O-S Open Space Districts

From an R-2 Residential — Medium Density District to an O-S Open Space District located to the South of the Bloomfield-Centre Elementary School between the Bloomfield-Centre Elementary School on the north; the Darlington (parcel# 20.86.4-243) and Bailor (parcel# 20.86.6-35) properties on the east; the Bailor, Barnett Community Association, Keller and Greany properties (parcel# 20.86.4-244) on the south and Gusler Alley on the west, being the Bloomfield-Centre Athletic Field and being the remainder of the Bloomfield-Centre Elementary School property containing 4.65 acres, more or less. (Ord. 162, 12/4/1984, §1(B))

§28. Territory Added to A-1 Agriculture Districts

From an 1-1 Industrial District to an A-1 Agriculture District, [**delineating the boundaries of zoning districts,**] located to the west of Apple Street and bounded on the North by the Wright property (parcel# 20.86.4-83); on the East by Apple Street; on the South by the cemetery (parcel# 20.86.4-86) and on the west by property of Thebes and being formerly known as the AMP property (parcel# 20.86.4-84--). (Ord. 178, 6/7/1988, §1)

Note: As a result of an approved Planned Residential Development (which was never properly ‘dedicated’ as a new zoning district), portions of this property, known as “Lakeside” Development, are now rezoned from the above designated A-1 Agricultural District to become R-1 and R-3 Residential Districts per Ord. 358, 06/07/2022, §28, See §29 & §34 of this Chapter.)

§29. Territory Added to R-1 Residential Districts

- A. From A-1 Agricultural to R-1 Residential (approved as several phases of a Planned Residential Development – PRD, known as ‘Lakeside’ Development), low density, detached single family dwellings and eight (8) undeveloped lots originally intended for such use.

Change from A-1 to R-1			
Parcel #	Acreage	Street	Now or formerly of:
20,86.4-84.1	0.26	Apple	Krone, Richard L & Faye
20,86.4-84.2	0.25	Apple	Foose, Walter E and Rosa Lee
20,86.4-84.24	0.25	Barnett	Dilissio, Jason & Jennifer A
20,86.4-84.25	0.27	Barnett	Sanno, Jeffrey L
20,86.4-84.26	0.42	Barnett	Watson, Shirley M Baughman
20,86.4-84.27	0.25	Barnett	Phillips, Korine M & Travis R
20,86.4-84.28	0.69	Barnett	Riggs, Cary J & Linda K
20,86.4-84.29	0.34	Barnett	Burkholder, Kathy L
20,86.4-60.31	0.33	Barnett	Morrison, Kevin
20,86.4-60.32	0.26	Barnett	Fadness, Gregory O & Fiona K
20,86.4-60.33	0.24	Barnett	Harrison, Andrew C & Angela K
20,86.4-60.34	0.24	Barnett	Smith, Bryon L. & Karla J
20,86.4-60.35	0.24	Barnett	Miller, Richard L & Valetta M
20,86.4-60.36	0.24	Barnett	Raffensperger, Gary L & Yvonne M
20,86.4-60.37	0.26	Barnett	Smith, Michael J & Lauren D
20,86.4-60.38	0.25	Barnett	Smiley, James A & Becky L
20,86.4-60.39	0.33	Barnett	Sands, Michael J & Bonita S
20,86.4-60.40	0.32	Barnett	Robb, Herbert R & Margaret I
20,86.4-60.41	0.24	Barnett	Cless, Karl L & Debra J
20,86.4-60.42	0.24	Barnett	Amsler, Darlene
20,86.4-60.43	0.24	Barnett	Apple, Edward R & Patricia R
20,86.4-60.44	0.24	Barnett	Britcher, Carl E & Mildred G
20,86.4-60.45	0.37	Barnett	Whitmer, Michael & Karen B
20,86.4-60.46	0.32	Lakeside Drive	LKF Real Estate Investments
20,86.4-60.47	0.24	Lakeside Drive	LKF Real Estate Investments
20,86.4-60.48	0.24	Lakeside Drive	LKF Real Estate Investments
20,86.4-60.49	0.24	Lakeside Drive	Gibson, George W
20,86.4-60.50	0.30	Lakeside Drive	Ebaugh, Ryan S
20,86.4-60.51	0.29	Timber Circle	Hetrick, Robert P & Ioleta
20,86.2-1.52	0.25	Locust Lane	Hertzler, Pamela S
20,86.4-60.53	1.62	Lakeside Drive	Shearer, Tracey
20,86.4-60.54	0.49	Lakeside Drive	LKF Real Estate Investments
20,86.4-60.55	0.47	Lakeside Drive	LKF Real Estate Investments
20,86.4-60.56	0.66	Lakeside Drive	LKF Real Estate Investments
20,86.4-60.57	0.46	Lakeside Drive	LKF Real Estate Investments
20,86.4-60.58	0.38	Lakeside Drive	LKF Real Estate Investments
20,86.4-60.59	0.40	Barnett	Kimmel, Richard L & Wendy E
20,86.4.60.60	0.70	Timber Circle	Johnson, Nicole & Zachary S
20,86.4.60.61	0.33	Timber Circle	Geesaman, Lloyd E & Elizabeth A
20,86.4.60.62	0.40	Timber Circle	Paige, William, M & Donna L
20,86.4.60.63	0.37	Timber Circle	Hartman, William E & Betty D
20,86.4.60.64	0.33	Timber Circle	Sill, Barbara C
20,86.4.60.65	0.36	Timber Circle	Wood, Robert J

(Ord. 358, 06/07/2022, §29)

- B. From (C-1) to (R-1), 2 parcels to the rear and south of Black Alley (12 ft right of way), bounded on the north by the property now or formerly of Virginia McNellie, 235 W. Main St (parcel #20, 086.04-071) AND the property now or formerly of Phillip & Marilyn Eckert, 233 W. Main St (parcel #20, 086.04-072.002); on the east by the property now or formerly of Daniel T. Paul (parcel #20, 086.04-073); on the west by the property now or formerly of Gloria J. Diehl (parcel #20,086.04-068); and on the south by the property now or formerly of Kevin Morrison (parcel #20, 86.04-060.031) and the property now or formerly of Gregory L. & Fiona K. Fadness (parcel #20, 086.04-060.032). (Ord. 340, 12/4/2018, §3)

§30. Territory Added to R-2 Residential Districts

- A. North side of East Main Street from No. 40 to 108
- B. South side of East Main Street from No. 39 to 55
- C. West side of South Carlisle Street No. 286
- D. South side of West High Street from 101 to 121

(Ord. 145, 3/24/1980, §2)

§31. Territory Added to H-I Historic District

(Reserved to accommodate future ordinances)

§32. Territory Added to C-I Commercial Districts

- A. From OS Open Space (Conservation) to C-I Commercial:

- (1) On the west side of South Carlisle Street known as the Swenson Fuels property (parcel# 20.86.4-193) bounded on the north by the Little Juniata Creek; on the east by South Carlisle Street and the County of Perry (parcel# 20.86.4-175); on the south by the County of Perry; and on the west by the County of Perry containing 2.549 acres, more or less
(Ord. 193, 10/6/1992).
- (2) On the east side of South Carlisle Street known as Hockenberry Landscaping property (parcel# 20.86.4-200), part of the David Cupp property (parcel# 50.86.4-245), part of the Jay F. Ebersole property (parcel #50.86.4-248) and part of the Borough Garage property (parcel# 20.86.4-244), bounded on the north by the Little Juniata Creek; on the east by Barnett Woods Road; on the south by the Bloomfield Borough boundary line and other Hockenberry property (parcel# 20.86.4-199); and on the west by other Hockenberry property and South Carlisle Street, containing 3.5 acres, more or less.
(Ord. 193, 10/6/1992)
- (3) At the southwest corner of East McClure Street and Barnett Road, known as the Darlington Lumber Company property (parcel# 20.86.4-243), bounded on the north by East McClure Street; on the east by Barnett Road; on the south by property of Frank Bailor (parcel# 20.86.4-242); and on the east by property of the Borough of Bloomfield, containing 3/4 of an acre, more or less. (Ord. 193, 10/6/1992)

- (4) Beginning at a point in the eastern side of Carlisle Street at lands now or formerly of Mrs. B. Keller (parcel# 20.86.4-208); thence along lands now or formerly of Mrs. B. F. Keller, north 71 3/4 degrees east, a distance of 203 feet to an iron pin; thence along lands now or formerly of the School House Lot (parcel# 20.86.4-242) and lands now or formerly of Harry Keller (parcel# 20.86.4-205), south 14 1/4 degrees east, a distance of 66.5 feet to an iron pin; thence along lands now or formerly of Harry Keller, north 75 3/4 degrees east, a distance of 179 feet to an iron pin; thence along same, south 14 1/4 degrees east, a distance of 76 feet to an iron pin; thence along same, north 80 1/4 degrees east, a distance of 112 feet to a point; thence along lands now or formerly of Snyder & Seeds, south 81 1/4 degrees east, a distance of 248 feet to a point; thence along same, south 74 1/4 degrees, east a distance of 220 feet to a point in the center of Barnett Road; thence along the center line of Barnett Road, South 20 3/4 degrees east, a distance of 82 feet to a point; thence along lands now or formerly of the Borough of Bloomfield north 71 3/4 degrees west, a distance of 271 feet to a point; thence along same, north 85 degrees west, a distance of 205 feet to a point; thence along same, south 86 1/2 degrees west, a distance of 77 feet to a point; thence along same, south 78 1/2 degrees west, a distance of 85 feet to a point; being a part of those same two pieces, parcels or tracts of land conveyed unto William L. Woome, a married man, by deed of Marvin W. Mikel and Catherine S. Mikel, husband and wife, 11/07/2023d July 16, 1998, and recorded July 22, 1998, in the office of the Recorder of Deeds of Perry County to Record Book 1111 at Page 144, previously known as Tax Parcel #020,086.04-207.000 and taxed in the name of William L. Woome. (Ord. 253, 5/2/2006)
- (5) Beginning at a post on the southwest corner of land now or formerly of being the high school or grade school lot of Bloomfield Borough; thence by said lot, north 71 1/2 degrees east, a distance of 288 feet to an iron pin; thence by lands now or formerly of Hampton, Snyder and Seeds, south 12 degrees east, a distance of 160 feet to a post at lands now or formerly of the S. R. & W. Railroad Company (parcel# 20.86.4-205); thence by lands now or formerly of said Railroad Company, south 85 degrees west, a distance of 100 feet to a post; thence by lands now or formerly of Magee and Umholtz, north 12 degrees west, a distance of 76 feet to a post; thence by same, south 71 1/2 degrees west, a distance of 188 feet to a post at the east side of a north and south borough alley if extended; thence by the extension of the extended line of said alley, north 16 degrees west, a distance of 51 1/2 feet to a post; the place of beginning, containing 27,768 square feet and having erected thereon a metal implement shed. (Ord. 253, 5/2/2006)

B From R-1 Residential to C-1 Commercial:

- (1) [On the] West side of South Carlisle Street - Tressler Service Station property (parcel# 20.86.4-190) (Ord.145, 3/24/1980, §2)
- (2) On the east side of South Carlisle Street, known as the Hockenberry Landscaping and Gifts and Fitness Garden property (parcel# 20.86.4-199) and part of the Jay F. Ebersole property (parcel# 50.96.4-248), bounded on the north by Hockenberry Landscaping (parcel# 20.86.4-200); on the east by David Cupp property (parcel# 50.86.4-245); on the south by SR 34; and on the west by South Carlisle Street, containing one acre, more or less. (Ord. 193, 10/6/1992)

(3) On the West side of S. Carlisle St, tract beginning at an IP on the southeast corner bordering the property of Leroy Weller (parcel# 20.86.4- 192), proceeding west to an IP bordering the property of William L. Woomer (parcel# 20.86.4-177), then proceeding NW to an IP bordering the property of now or formerly of Robert I. Stahley (parcel# 20.86.4-183), then, proceeding NW to an IP bordering the property of Robert I. Hench (parcel# 20.86.4-184), then proceeding NE to an IP bordering the property of The First National Bank of Mifflintown (parcel# 20.86.4-191.1), then returning to the starting IP of Leroy Weller. **NOW** correcting the map from an error in this surveyor description, to include the entire (parcel# 020,086.04-191.000, totaling 1.54 acres), now or formerly of Angela F. Rastegar (Fresenius Medical Care, Dialysis).
(Ord. 298, 12/06/2011, §3; as corrected and amended by Ord. 358, 06/07/2022, §32.B.3)

(4) On the South side of E. Main St, (parcel# 020,086.06-028-000, totaling 0.43 acres), now or formerly of Thebes Properties, Inc. being known as 'the unmanned fuel station'.
(Ord. 358, 06/07/2022, §32.B.4)

C From R-2 (Medium Density) Residential to C-1 Commercial:

(1) Located on the south side of McClure Street between Printers Alley on the west, the Darlington property (parcel# 20.86.4-243) on the east and the athletic field on the south, being the Bloomfield- Centre Elementary School and surrounding cartilage (parcel# 20.86.4-242) (Ord. 162, 12/4/1984, §1)

(2) On the south side of West Main Street, bounded on the north by West Main Street; on the east by Church Street; on the south by Clouser property (parcel# 20.86.4-117); and on the west by the Spellman property (parcel# 20.86.4-133); the property being known as the Boyer Funeral Home property (parcel# 20.86.4-134). (Ord. 202, 7/5/1995)

(3) On the west side of Church Street, bounded on the north by the Boyer Funeral Home property; on the east by Church Street; on the south by the United of PA property (parcel# 20.86.4-116) and the north side of West McClure Street; and on the west by St. Bernard's Catholic Church (parcel# 20.86.4-118); the property being known as the Clouser property.

(Ord. 202, 7/5/1995)

(4) On the west side of Church Street, bounded on the north by the Clouser property; on the east by South Church Street; on the south by West McClure Street and on the west by the Clouser property; being known as the United of PA property. (Ord. 202, 7/5/1995)

(5) On the East side of S. Carlisle Street, (parcel # 020,086.04-215.000, totaling 0.36 acres), now or formerly of David T. Little Sr. (Perry Lanes) AND (parcel # 020,086.04-216.000, totaling 0.15 acres), now or formerly of Adams Lodge 319 F&AM (Masonic Lodge).

(Ord. 358, 06/07/2022, §32.C.5)

D From Mixed Zoning Districts (as noted) to C-1 Commercial:

(1) On the East side of S. Carlisle St, **Now, further amending several tracts listed above in §32.A, from being drawn partially as O-S and partially as C-1 to become entirely C-1 tracts/lots:** recorded as, (parcel # 020,086-201.000, of 0.62 acres), now or formerly of Brentin S. Dum **AND also** (parcel # 020,086-202.000, of 1.4 acres), (parcel # 020,086-203.000, of 0.39 acres) and (parcel # 020,086-204.000, of 1.6 acres), now or formerly of Fred E Morrow and Jeanne S Morrow. **AND also** parcel # 020,086.04-205.000, of 1.67 acres) now or formerly of New Bloomfield Fire Company

(Ord. 358, 06/07/2022, §32.D.1)

ZONING

(Chapter 26, Part 3)

(2) On the South side of W. Main St, properties originally being drawn partially as R-1 and partially as O-S, now shall be entirely rezoned as C-1: (parcel# 020,086.02-004.000, totaling 10.34 acres in Bloomfield Borough), now or formerly of the Penna Dept. of Transportation and being known as ‘the State Shed’, AND (parcel# 020,086.02-005.000, totaling 2.25 acres), now or formerly of Matthew M. Rice, being known as ‘Rice Memorial Works’ property.

(Ord. 358, 06/07/2022, §32.D.2)

(3) On the South side of E. Main Street, property originally being drawn partially as R-1 and partially as O-S, now shall be rezoned primarily to C-1 as describe here: (parcel# 020,086.06-025.000, totaling 7.6 acres), now or formerly of Premier at Perry Village, LLC and being known as ‘Perry Village Nursing Home’. Now the entire portion drawn as R-1 shall be rezoned as C-1, and the remaining portion which had been drawn as A-1 shall be rezoned as C-1 excepting the following described triangular shaped tract remaining as A-1 (totaling 1.4 acres): on its northern boundary from the eastern tip adjoining residential properties facing Veterans Drive, beginning at adjoining parcel# 020,086.06-015.000 and continuing west to include all land up to and including adjoining parcel# 020,086.06-022.000, Then, heading south to the edge of this parcel’s (# 020,086.06-025.000) boundary with Centre Township.

(Ord. 358, 06/07/2022, §32.D.3)

E. SUMMARY TABLE (for Ord. 358) of properties added to the C-1 Districts (partially or in their entirety) and representing commercial locations within the Borough which either pre-existed zoning or were previously approved as commercial locations.

Parcel #	Acreeage	Street	Now or Formerly of:	Prior Zones	New Zones
20,86.04.004.000	10.34	W Main	Penna Dept of Transportation	R-1 & O-S	C-1
20,86.04.005.000	2.25	W Main	Matthew M Rice (Rice Memorial Works)	R-1 & O-S	C-1
20,86.06.028.000	0.43	E Main	Thebes Properties Inc. (fuel station)	R-1	C-1
20,86.06.025.000	7.6	E Main	Premier at Perry Village LLC	R-1 & A-1	C-1 & A-1 (6.2 + 1.4)
20,86.04-191.000	1.54	S Carlisle	Angela F. Rastegar (Fresenius Medical Care, Dialysis)	R-1 (error) & C-1	C-1
20,86.04.215.000	0.36	S Carlisle	David T. Little Sr. (Perry Lanes)	R-2	C-1
20,86.04.216.000	0.15	S Carlisle	Adams Lodge 319 F&AM (Masonic Lodge)	R-2	C-1
20,86.04.201.000	0.62	S Carlisle	Brentin S. Dum	C-1 & O-S	C-1
20,86.04.202.000	1.40	S Carlisle	Fred E. Morrow and Jeanne S. Morrow	C-1 & O-S	C-1
20,86.04.203.000	0.39	S Carlisle	Fred E. Morrow and Jeanne S. Morrow	C-1 & O-S	C-1
20,86.04.204.000	1.60	S Carlisle	Fred E. Morrow and Jeanne S. Morrow	C-1 & O-S	C-1
20,86.04.205.000	1.67	S Carlisle	New Bloomfield Fire Company	C-1 & O-S	C-1

(Ord 358, 06/07/2022 §32.E)

§33. Territory Added to I-1 Industrial Districts

From an O-S Open Space to an I-1 Industrial District located on the West side of Barnett Woods Road between the Frank Bailor — Barnett Community Association and Harold Greaney properties (parcel# 20.86.4-242) on the North and the David L. Cupp property (parcel# 20.86.4-245), on the South and properties of Country Homes Development Company, Inc. (parcel# 20.86.4-202), and the William Woomer property known as W & K Ford-Mercury, Inc. (parcel# 20.86.4-203), on the West, and being known as the Bloomfield Municipal Authority sewer plant and Bloomfield Borough storage yard. (parcel# 20.86.4- 244).

(Ord. 162, 12/4/1984, §1-C)

§34. Territory Added to R-3 Residential Districts

- A. From A-1 Agricultural to R-3 Residential (approved as phase of a Planned Residential Development – PRD, known as ‘Lakeside’ Development), built primarily as attached duplex and townhouse dwellings.

Change from A-1 to R-3

<u>Parcel #</u>	<u>Acreage</u>	<u>Street</u>	<u>Now or formerly of:</u>
20,86.4-84.3	0.20	Barnett	Page, Nancy A
20,86.4-84.4	0.12	Patio Court	Shearer, Betty J
20,86.4-84.5	0.13	Patio Court	Dodson, Donna J
20,86.4-84.6	0.21	Patio Court	Thebes, Frederick R
20,86.4-84.7	0.15	Patio Court	Dum, E. Louise
20,86.4-84.8	0.13	Patio Court	Urich, Deborah C.
20,86.4-84.10	0.13	Patio Court	Jansen, Gerald W. & Rita K
20,86.4-84.11	0.13	Patio Court	Sheaffer, Catherine O.
20,86.4-84.12	0.13	Patio Court	Nicholson, Miriam L.
20,86.4-84.13	0.13	Patio Court	Finkenbinder, Damien
20,86.4-84.15	0.15	Patio Court	Eaton, Ruth L.
20,86.4-84.16	0.23	Patio Court	Stitzel, Ellsworth L & Helen C
20,86.4-84.17	0.14	Patio Court	Rosenberry, Delores J
20,86.4-84.18	0.11	Patio Court	Brady, April N
20,86.4-84.19	0.13	Patio Court	Harrison, Norman C & Kay B
20,86.4-84.20	0.12	Patio Court	Dum, Benjamin E & Heather B
20,86.4-84.21	0.09	Patio Court	Shunk, F Rawn & Diane
20,86.4-84.22	0.09	Patio Court	Swenson, James E & Susan G
20,86.4-84.23	0.20	Patio Court	Kline, Louise

(Ord. 358, 06/07/2022, §34)

- B. From R-1 Residential to R-3 Residential

<u>Parcel #</u>	<u>Acreage</u>	<u>Street</u>	<u>Now or formerly of:</u>
20,86.4-60.46	0.32	Lakeside Drive	LKF Real Estate Investments
20,86.4-60.47	0.24	Lakeside Drive	LKF Real Estate Investments
20,86.4-60.48	0.24	Lakeside Drive	LKF Real Estate Investments
20,86.4-60.54	0.49	Lakeside Drive	LKF Real Estate Investments
20,86.4-60.55	0.47	Lakeside Drive	LKF Real Estate Investments
20,86.4-60.56	0.66	Lakeside Drive	LKF Real Estate Investments
20,86.4-60.57	0.46	Lakeside Drive	LKF Real Estate Investments
20,86.4-60.58	0.38	Lakeside Drive	LKF Real Estate Investments

(Ord. 368, 11/07/2023, §34.B)

Part 4

O-S Open Space District

§41. Intended Purpose

The O-S Open Space District is intended to achieve the preservation of open spaces, water supply sources, woodland, marshland, wildlife, scenic areas, areas of steep slope, and other natural resources; to reduce the hazards to public safety and health from floods, water pollution and soil erosion; and to protect the natural environment from ill-conceived development.

(Ord. 131, 7/8/1975, Art. IV, §4.01)

§42. Permitted Uses (subject to the issuance of a permit by the Zoning Officer⁸)

- A. Agricultural uses such as general farming, pasture, grazing, horticulture, truck farming, and tree farming and forestry.
- B. Public and private recreational uses and activities such as parks, playfields, playgrounds, day camps, picnic grounds, golf courses, hiking and bike trails, trap and skeet ranges, and hunting and fishing areas.
- C. Public and private conservation areas and activities such as wildlife and nature preserves, game farms, fish hatcheries, zoos, botanical gardens and arboretums.
- D. Customary accessory uses and activities, excluding outdoor storage, incidental to any principal permitted use.
- E. Single-family residence provided that public water and sewer facilities are available and further provided that no building shall be located in the flood-hazard area as defined by the U.S. Army Corps of Engineers of May 17, 1973, or as subsequently defined thereby.
 - (1) Including 'Home Occupations', subject to the definition in Part 2, and as prescribed in 'Home Occupation Regulations', (see §134 of this Chapter).
- F. Buildings and structures which are accessory to permitted principal uses provided that no building or structure shall be located in the flood-hazard area as defined by the U.S. Army Corps of Engineers on May 17, 1973, or as subsequently defined thereby.
- G. County buildings and structures which are accessory thereto, provided that public water and sewer facilities are available and provided further that no building shall be located in the flood-hazard area as defined by the U.S. Army Corps of Engineers of May 17, 1973, or as subsequently defined thereby. [Ord. 178]
- H. Uses which in the opinion of the Planning Commission are of the same general character of those listed as permitted uses and which will not be detrimental to the intended purpose of the district.
- I. The following special exception⁹ uses, after approval by the Zoning Hearing Board:
 - Other business activities conducted from a residential property that exceed the standards for a 'Home Occupation', but are otherwise suitable within this district.

(Ord. 131, 7/8/1975, Art. IV, §4.02; as amended by Ord. 178, 6/6/1988, §2; as amended by Ord. 358, 06/07/2022, §42)

⁸ See §166.B of this Chapter.

⁹ See §167.B of this Chapter.

§43. Lot Area, Building Height and Yard Requirements

A. Lot Requirements.

- (1) Permitted principal uses - no minimum requirements
- (2) Uses by zoning permit - Single-family residences and buildings and structures which are accessory to permitted principal uses shall have a lot **width, lot area and setbacks of not less than the dimensions shown on the following Table 43.A:**

Minimum Lot Area	Lot Requirements		Building setback requirements			
	Minimum Lot Width	Maximum Lot Coverage	Front	One Side	Total Sides	Rear
one acre	200 feet	20%	50 ft.	25 ft.	50 ft.	50 ft.

B. Building Height. No principal building or structure, when permitted, shall exceed 2-1/2 stories or 35 feet in height and no accessory building shall exceed one [1] story or 18 feet in height.

Ord. 131, 7/8/1975, Art. IV, §4.03; as amended by Ord. 358, 06/07/2022, §43; as amended by Ord. 368, 11/07/2023, §43)

§44. Off-Street Parking Requirements

Minimum off-street parking shall be provided in accordance with §127 of this Chapter and shall adhere to ‘Design Standards’, §136 of this Chapter and may require buffers/screening in accordance with §131 of this Chapter.

(Ord.131, 7/8/1975, Art. IV, §4.04; as amended by Ord. 358, 06/07/2022, §44; as amended by Ord. 368, 11/07/2023, §44)

§45. Habitable Floor Area

The minimum habitable floor area of any new dwelling unit hereafter utilized shall be 700 square feet and also be in accordance with §65 of this Chapter for all dwellings excluding onsite farm worker housing, which shall be set during the planning permission process.

(Ord. 358, 06/07/2022, §45)

§46. Limitations on Signs

Only those signs referring or relating to uses conducted on the premises or in accordance with limitations specified in §128 of this Chapter shall be permitted.

(Ord. 131, 7/8/1975, Art. IV, §4.05; as amended by Ord. 358, 06/07/2022, §46)

§47. Special Requirements

- A. Certification by an Engineer or Architect. A document certified by a Registered engineer or architect stating that any building or structure and any site improvement will not create a permanent adverse environmental condition shall be submitted to the Zoning Officer prior to the issuance of a zoning permit in the case of site improvements or construction of a building or structure.
- B. Review by Perry County Soil Conservation District. A copy of all plans for new construction and site improvements shall be submitted to the County Soil Conservation District for review. Comments resulting from said review shall accompany the application for a zoning permit and/or variance.

(Ord. 131, 7/8/1975, Art. IV, §4.06; as amended by Ord. 358, 06/07/2022, §47)

Part 5

A-1 Agriculture District

§51. Intended Purpose

The A-1 Agriculture District is intended to provide areas for agricultural activity and encourage the optimum use of natural and human resources related thereto, and to protect agriculture activity from intensive uses which are incompatible with it because of the needs and methods of farming.

(Ord. 131, 7/8/1975, Art. V, §5.01)

§52. Permitted Uses (subject to the issuance of a permit by the Zoning Officer¹⁰)

- A. All general and specialized farming activities
- B. Veterinarian services, animal hospital services, kennels and stables
- C. Sales facilities limited to the sale of products grown, produced and/or prepared on the premises
- D. Non-farm single-family dwelling provided that such dwelling is located on a separate lot whether such dwelling be offered for sale or rent; and further provided that such lot whether sold or deeded as a gift be recorded with the Perry County Recorder of Deeds; and such lot shall be in compliance with the Bloomfield Subdivision and Land Development Ordinance¹¹. The procurement of a zoning permit for such dwelling shall be contingent on evidence of Planning Commission approval of the lot and evidence of a recorded deed for the lot.
 - (1) Including 'Home Occupations', subject to the definition in Part 2, and as prescribed in 'Home Occupation Regulations', (see §134 of this Chapter).
- E. Farm dwellings including facilities for permanently or seasonally employed (on the same property) persons and families who receive housing in lieu of all or part of their wages, subject to Planning Permission, and including reasonable conditions and safeguards.
- F. Customary accessory uses and buildings, excluding outdoor storage, incidental to any principal permitted use, including signs subject to the provisions of §128 of this Chapter
- G. Uses which, in the opinion of the Planning Commission, are of the same general character as those listed as permitted uses and which will not be detrimental to the intended purpose of this district.
- H. The following special exception¹² uses, after approval by the Zoning Hearing Board:
 - Other business activities conducted from a residential property that exceed the standards for a 'Home Occupation', but are otherwise suitable within this district.

(Ord. 131, 7/8/1975, Art. V, §5.02; as amended by Ord. 358, 06/07/2022, §52)

¹⁰ See § 166.B of this Chapter.

¹¹ See Chapter 21.

¹² See §167.B of this Chapter.

§53. Lot Area, Building Height and Yard Requirements

A. Lot Requirements. A lot width, lot area and setbacks of not less than the dimensions shown on the following table shall be provided for every principal building erected or altered for any use permitted in this district, per Table 53.A:

<u>Lot Requirements</u>			<u>Building setback requirements</u>			
Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage	Front	One Side	Total Sides	Rear
2 acres	200 feet	25%	50ft.	25ft. 100 ft.*	50ft.	50ft.

* Side yard requirement for buildings sheltering animals when such building is adjacent to a residential district.

B. Building Height. No residential building shall exceed 2-1/2 stories or 35 feet in height. No auxiliary building shall exceed three stories or 45 feet in height.

(Ord. 131, 7/8/1975, Art. V, §5.03; as amended by Ord. 358, 06/07/2022, §53; as amended by Ord. 368, 11/07/2023, §53)

§54. Off-Street Parking Requirements

Minimum off-street parking shall be provided in accordance with §127 of this Chapter and shall adhere to ‘Design Standards’, §136 of this Chapter and may require buffers/screening in accordance with §131 of this Chapter.

(Ord. 131, 7/8/1975, Art. V, §5.04 as amended by Ord. 358, 06/07/2022, §54; as amended by Ord. 368, 11/07/2023, §54)

§55. Habitable Floor Area

The minimum habitable floor area of any new dwelling unit hereafter utilized shall be 700 square feet and also be in accordance with §65 of this Chapter for all dwellings excluding onsite farm worker housing, which shall be set during the planning permission process.

(Ord. 358, 06/07/2022, §55)

§56. Limitations on Signs

Only those signs referring or relating to uses conducted on the premises or to the materials or products made, sold or displayed on the premises or in accordance with limitations and maintenance specified in §128 of this Chapter shall be permitted.

(Ord. 131, 7/8/1975, Art. V, §5.05; as amended by Ord. 358, 06/07/2022, §56)

§57. Special Considerations

Where either or both on-lot water and sewer facilities are to be utilized in connection with non-farm uses, the minimum lot area requirement specified herein may be increased in accordance with recommendations of the Department of Environmental Resources upon that agency's approval of the on-lot utility system(s).

(Ord. 131, 7/8/1975, Art. V, §5.06)

Part 6**R-1 Residential Districts****§61. Intended Purpose**

The R-1 Residential Districts are composed of low-density residential areas of the Borough, plus certain open areas where similar residential development appears likely to occur. The regulations for these districts are designated to stabilize and protect the essential characteristics of the area, protect the amenities of certain areas of the Borough where the pattern has already been established with single-family development on relatively large lots and promote and encourage a suitable environment for family life. To these ends, development is restricted to conventional low-density single-family detached dwellings and related land uses. (Ord. 131, 7/8/1975, Art. VI, §6.01)

§62. Permitted Uses (subject to the issuance of a permit by the Zoning Officer¹³)

- A. Single-family detached dwelling units
- B. Churches and similar places of religious worship
- C. Public nursery, kindergarten, elementary school, middle school, high school and institutions of higher education (and modifications to existing public and private educational institutions).
- D. Public parks, playgrounds and open space
- E. Hospitals, clinics and nursing homes, providing that care of persons requiring isolation, restraint, or curtailed freedom of movement are not included
- F. General gardening and the growing of trees and nursery stock; not including roadside displays or commercial signs
- G. “No Impact Home Based Businesses”, subject to the definition in Part 2, and as prescribed in ‘Home Occupation Regulations’, (see §134 of this Chapter)
- H. Professional Offices, conducted in a residential district, but not as a Home Occupation, subject to the definition in Part 2, and providing there is limited external evidence of such use including signs as allowed in a Residential zone and necessary off-street parking
- I. Recreational areas (not to include swimming pools) and structures operated by membership clubs for the benefit of their members and not for gain, providing that the residential character of the neighborhood be preserved so as to in no way give the impression of a commercial use.
- J. Necessary public utility structures and buildings providing that they do not include materials storage, storage for trucks, repair facilities or housing quarters for repair crews
- K. Cemeteries (minimum 10 acres)
- L. Private swimming pools as an accessory use to a dwelling (see §132 of this Chapter)

¹³ See §166.B of this Chapter.

- M. Customary accessory uses and buildings, excluding outdoor storage, incidental to any permitted uses, including:
 - (1) Private garages
 - (2) Garden houses, tool houses, playhouses or greenhouses not used for commercial purposes
- N. Uses which, in the opinion of the Planning Commission, are of the same general character as those listed as permitted uses and which will not be detrimental to the intended purpose of this district.
- O. The following special exception¹⁴ uses, after approval by the Zoning Hearing Board:
 - (1) Newly established, private nursery, kindergarten, elementary school, middle school, high school and institutions of higher education; providing, however, that the lot upon which located contains a minimum of 10 acres plus 500 square feet of land area per pupil
 - (2) Golf courses and country clubs
 - (3) Other business activities conducted from a residential property that exceed the standards for a ‘No Impact Home Based Business’, or ‘Professional Office’, as permitted above, but are otherwise suitable within this district.

(Ord. 131, 7/8/1975, Art. VI, §6.02; as amended by Ord. 342, 6/4/2019, §2, G-2, as amended by Ord. 358, 06/07/2022, §62)

§63. Lot Area, Building Height and Yard Requirements

A. Lot Regulations. A lot width, lot area and setbacks of not less than the dimensions shown in the following table shall be provided for every dwelling unit and/or principal nonresidential building hereafter erected or altered for any use permitted in this district, per Table 63.A:

	<u>Lot Requirements</u>		<u>Building setback requirements¹⁵</u>				Total Sides	Rear
	Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage	Front	One Side ¹⁶			
Public Utilities	None			30'	30'	60'	30'	
Single-Family dwelling	10,000	75'	30%	30'	10'	20'	25'	
All others	20,000	100'	25%	30'	15'	30'	25'	

B. Building Height. No principal building shall exceed 2-1/2 stories or 35 feet in height; and no accessory building shall exceed one [1] story or 18 feet in height.

(Ord. 131, 7/8/1975, Art. VI, §6.03; as amended by Ord. 358, 06/07/2022, §63; as amended by Ord. 368, 11/07/2023, §63)

¹⁴ See §167.B of this Chapter.

¹⁵ See §24.E of this Chapter.

¹⁶ See §146.B of this Chapter.

§64. Off-Street Parking Requirements

Minimum off-street parking shall be provided in accordance with the provisions of §127 of this Chapter and shall adhere to ‘Design Standards’, §136 of this Chapter and may require buffers/screening in accordance with §131 of this Chapter.

(Ord. 131, 7/8/1975, Art. VI, §6.04; as amended by Ord. 358, 06/07/2022, §64; as amended by Ord. 368, 11/07/2023, §64)

§65. Habitable Floor Area

The minimum habitable floor area of any new dwelling unit hereafter utilized shall be:

<u>Floor Area</u>	<u>No. of Bedrooms per Dwelling Unit</u>
700 sq. ft.	0-1
800 sq. ft.	2
1,000 sq. ft.	3

(Ord. 131, 7/8/1975, Art. VI, §6.05; as amended by Ord. 358, 06/07/2022, §65)

§66. Limitations on Signs

Only those signs referring or relating to uses conducted on the premises or in accordance with limitations and maintenance specified in §128 of this Chapter shall be permitted.

(Ord. 131, 7/8/1975, Art. V, §6.05 as amended by Ord. 358, 06/07/2022, §66)

Part 7**R-2 Residential District****§71. Intended Purpose**

The R-2 Residential Districts are composed of certain medium-density residential areas of the Borough representing a compatible mingling of one- and two-family dwellings, plus certain open areas where similar residential development appears likely to occur. The regulations for these districts are designed to stabilize and protect the essential characteristics of the districts and promote and encourage a suitable environment for family life. To these ends, development is limited to medium-density concentration, permitting primarily single and two-family dwellings.

(Ord. 131, 7/8/1975, Art. VII, §7.01)

§72. Permitted Uses (subject to the issuance of a permit by the Zoning Officer¹⁷)

- A. Single-family detached dwellings
- B. Single-family attached dwellings (duplexes, town/row houses, patio homes, cluster homes)
- C. Customary accessory uses and buildings, excluding outdoor storage, incidental to any of the above permitted uses, including those specified in the R-1 Residential Districts.¹⁸
- D. ‘No Impact Home Based Businesses, subject to the definition in Part 2, and as prescribed in ‘Home Occupation Regulations’, (See §134 of this Chapter)
- E. Professional Offices, conducted in a residential district, but not as a Home Occupation, subject to the definition in Part 2, and providing there is limited external evidence of such use including signs as allowed in a Residential district and necessary off-street parking
- F. Rooming houses and tourist homes
- G. Hospitals, clinics and care homes, providing that care of persons requiring isolation, restraint, or curtailed freedom of movement are not included
- I. Uses which, in the opinion of the Planning Commission, are of the same general character as those listed as permitted uses and which will not be detrimental to the intended purpose of this district.
- J. The following special exception¹⁹ uses, after approval by the Zoning Hearing Board:
 - (1) Conversion dwellings, subject to the limitations of minimum lot and habitable floor requirements, with no greater than four (4) dwelling units, (see §129 of this Chapter).
 - (2) Two family (attached and detached) and Multiple-family dwellings, subject to the limitations of minimum lot and habitable floor requirements of this Part, with no greater than four (4) dwelling units.
 - (3) Other business activities conducted from a residential property that exceed the standards for a ‘No Impact Home Based Business’ or ‘Professional Office’ as permitted above, but are otherwise suitable within this district.

(Ord. 131, 7/8/1975, Art. VII, §7.02; as amended by Ord. 145, 3/24/1980, §4; as amended by Ord. 358, 06/07/2022, §72; as amended by Ord. 368, 11/07/2023, §72)

¹⁷ See §166.B of this Chapter.

¹⁸ See §62.M of this Chapter.

¹⁹ See §167.B of this Chapter.

ZONING

§73. Lot Area, Building Height and Yard Requirements

A. Lot Regulations. A lot width, lot area and setback of not less than the dimensions shown on the following table shall be provided for every dwelling unit and/or principal nonresidential building hereafter erected or altered for any use permitted in the districts, per Table 73.A:

Type of Use	Lot Requirements			Building setback requirements ^{20 21}			
	Mini- mum Lot Area (sq. ft.)	Mini- mum Lot Width	Maxi- mum Cover- age	Front	One Side	Total Sides	Rear
Single and two Family units	6,000	60'	35%	25'	8'	20'	20'
Multiple family units	10,000	100'	40%	25'	20'	40'	25'
Non-dwelling use	20,000	200'	40%	25'	20'	40'	25'

(1) The minimum lot area per dwelling unit shall be not less than indicated below:

No. of Dwelling Units Permitted	Lot Area per Dwelling Unit (sq. ft.)
1	6,000
2	3,000 (= 6000 total minimum)
3 - 4	2,000 (incremental per unit)

B. Building Height No principal building shall exceed 2-1/2 stories or 35 feet in height; and no accessory building shall exceed one [1] story or 18 feet in height.

(Ord. 131, 7/8/1975, Art. VII, §7.03; as amended by Ord. 358, 06/07/2022, §73; as amended by Ord. 368, 11/07/2023, §73)

§74. Off-Street Parking Requirements

Minimum off-street parking shall be provided in accordance with the provisions of §127 of this Chapter and shall adhere to ‘Design Standards’, §136 of this Chapter and may require buffers/screening in accordance with §131 of this Chapter.

(Ord. 131, 7/8/1975, Art. VII, §7.04; as amended by Ord. 358, 06/07/2022, §74; as amended by Ord. 368, 11/07/2023, §74)

²⁰ See §24.E of this Chapter.

²¹ See §146.B of this Chapter.

ZONING

§75. Habitable Floor Area

- A. The minimum habitable floor area of any new or converted dwelling unit hereafter utilized shall be 700 square feet except as noted below.

<u>Floor Area</u>	<u>No. of Bedrooms per Dwelling Unit</u>
700 sq. ft.	0-1
800 sq. ft.	2
1,000 sq. ft.	3

- B. Multiple family and apartment dwelling units in buildings containing two or more dwelling units shall have a floor area of not less than that listed above and in no case shall the floor area ratio (total floor area divided by the lot area) exceed 1.0. Providing further that there shall be not less than the land area per dwelling unit specified in §73.
- C. No newly constructed, expanded, or converted multiple family dwellings may exceed four (4) units.
- D. To limit the appearance of building mass, no multiple family dwelling in the R-2 District may exceed 6,000 square feet habitable floor area in total, unless granted a Variance by the Zoning Hearing Board, or if approved by the governing body as a Conditional Use at the outset or amendment of a PRD.

(Ord. 131, 7/8/1975, Art. VII, §7.05; as amended by Ord. 358, 06/07/2022, §75)

§76. Limitations on Signs

Only those signs referring or relating to uses conducted on the premises or in accordance with limitations and maintenance specified in §128 of this Chapter shall be permitted.

(Ord. 131, 7/8/1975, Art. V, §7.05; as amended by Ord. 358, 06/07/2022, §76)

Part 8**H-1 Historic District****§81. Intended Purpose**

The H-1 Historic District is intended to be maintained as an originally planned environment of historic and architecturally significant structures and open spaces which will be an economic and aesthetic asset to the local and regional community. This district is intended to stabilize and improve the existing values inherent in the already built environment and encourage upkeep of existing and development of new properties in keeping therewith. It is further intended to promote the use of properties for residential and compatible trade and service activities.

(Ord. 131, 7/8/1975, Art. VIII, §8.01)

§82. Permitted Uses (subject to the issuance of a permit by the Zoning Officer²²)

- A. Single-family detached dwellings
- B. Single-family attached dwellings (duplexes, town/row houses, patio homes, cluster homes)
- C. Churches and similar places of worship
- D. Government offices
- E. Libraries and community activity buildings
- F. Any retail business whose principal activity is the sale of new merchandise in an enclosed building, excepting uses such as the following which tend to detract from or interfere with a high intensity of pedestrian shopping activity: automobile sales, boat sales, mobile home sales, motorcycle sales
- G. Retail sales in which both a workshop and a retail outlet or showroom are required (such as plumbing, electrician, interior decorating, dressmaking, tailoring, upholstering, photographic reproducing, radio and home appliance and similar establishments of no more objectionable character), subject to the following provision: Not more than 25% of the total usable floor area of the establishment shall be used for servicing, repairing, manufacturing, or processing activities.
- H. Restaurants, tea rooms, cafes and other establishments serving food and beverages, except as a 'drive through' facility.
- I. Personal services such as barber shops, laundromats and dry cleaning pickup stations
- J. Home Occupations, subject to the definition in Part 2, and as prescribed in 'Home Occupation Regulations', (See §134 of this Chapter).
- K. Enclosed theaters, assembly halls, concert halls, and similar places of assembly or entertainment
- L. Professional Offices and banking facilities
- M. Public accommodations such as hotels, rooming houses and tourist homes

²² See §166.B of this Chapter.

- N. Private schools such as nursery schools and business colleges
- O. Customary accessory buildings and uses, excluding outdoor storage, incident to any principal permitted use, including advertising signs subject to the provisions of §128 of this Chapter; providing, however, that such signs shall not detract from the general intended purpose of this district.
- P. Uses which, in the opinion of the Planning Commission, are of the same general character as those listed as permitted uses and which will not be detrimental to the intended purpose of this district
- Q. The following special exception uses, after approval by the Zoning Hearing Board as provided in §167-B of this Chapter:
 - (1) Conversion dwellings, subject to the limitations of minimum lot and habitable floor requirements, with no greater than four (4) dwelling units, (see §129 of this Chapter)
 - (2) Two family (attached or detached) and Multiple family dwellings subject to the limitations of minimum lot and habitable floor requirements of this Part, with no greater than four (4) dwelling units.

(Ord. 131, 7/8/1975, Art. VIII, §8.02; as amended by Ord. 358, 06/07/2022, §82; as amended by Ord. 368, 11/07/2023, §82; as amended by Ord. 374, 06/04/2024, §82)

§83. Lot Area, Building Height and Yard Requirements

- A. Lot Requirements. A lot width, lot area and setbacks of not less than the dimensions shown on the following table shall be provided for every principal building erected or altered for any use permitted in this district, per Table 83.A:

Minimum		Lot Requirements		Building Setback Requirements			
		Minimum	Maximum	23 24			
Type of Use	Lot Area (sq. ft.)	Lot Width (feet)	Lot Coverage (%)	Front (ft.)	One Side (ft.)	Total Sides (ft.)	Rear (ft.)
Residential (see §85)	3,250	25	75%	10	10	20	15
Commercial	6,500	50	50%	10	not required	15	15
Other non-residential	6,500	50	75%	10	10	20	15

- B. Building Height. No principal building shall exceed 2-1/2 stories or 35 feet in height; and no accessory building shall exceed one [1] story or 18 feet in height.

(Ord. 131, 7/8/1975, Art. VIII, §8.03; as amended by Ord. 358, 06/07/2022, §83; as amended by Ord. 368, 11/07/2023, §83)

²³ See §24.E of this Chapter.
²⁴ See §146.B of this Chapter.

§84. Off-Street Parking, Loading and Unloading Requirements.

- A. Minimum off-street parking shall be provided in accordance with §127 of this Chapter and shall adhere to ‘Design Standards’, §136 of this Chapter, and may require buffers/screening in accordance with §131 of this Chapter.
- B. Sufficient space shall be provided excluding street rights of way and public parking areas for the loading and unloading of delivery vehicles.

(Ord. 131, 7/8/1975, Art. VIII, §8.04; as amended by Ord. 358, 06/07/2022, §84; as amended by Ord. 368, 11/07/2023, §84)

§85. Habitable Floor Area

- A. The minimum habitable floor area of any new or converted dwelling unit hereafter utilized shall be 700 square feet except as noted below.

Floor Area	Number. of Bedrooms per Dwelling Unit
700 sq. ft.	0-1
800 sq. ft.	2
1,000 sq. ft.	3

- B. Multiple family and apartment dwelling units in buildings containing two or more dwelling units shall have a floor area of not less than that listed above and in no case shall the floor area ratio (total floor area divided by the lot area) exceed 1.0.

Providing further that there shall be not less than 1,800 square feet of land area per dwelling unit.

- C. No such newly constructed, expanded, or converted multiple family dwellings may exceed four (4) units.
- D. To limit the appearance of building mass, no multiple family dwelling in the H-1 District may exceed 6,000 square feet habitable floor area in total, unless granted a Variance by the Zoning Hearing Board, or if approved by the governing body as a Conditional Use at the outset or amendment of a PRD.

(Ord. 358, 06/07/2022, §85)

§86. Limitations of Signs.

Only those signs referring or relating to uses conducted on the premises or to the materials or products made, sold or displayed on the premises or in accordance with limitations and maintenance specified in §§ 87 and 128 of this Chapter shall be permitted.

(Ord. 131, 7/8/1975, Art. VIII, §8.05; as amended by Ord. 358, 06/07/2022, §86)

87. Special Requirements

B. Building Permits. No building or structure shall hereafter be erected, altered or restored, razed or demolished within the H-1 Historic District, until a building permit shall have been authorized by the Borough Council upon the recommendation of the Planning Commission as to exterior architectural features including signs. In authorizing a permit for the erection, reconstruction, alteration, restoration, demolition or arranging of all or a part of any building within the H-1 Historic District, the Board shall consider the following matters:

- (1) The effect of the proposed change upon the general historic and architectural nature of the area
- (2) The appropriateness of exterior architectural features which can be seen from a public street
- (3) The general design, arrangement, texture, material and color of the building or structure, including signs, and the relation of such factors to similar features of buildings or structures in the area.

(Ord. 131, 7/8/1975, Art. VIII, §8.06; as amended by Ord. 141, 3/24/1980, §5, as amended by Ord. 358, 06/07/2022, §87)

Part 9**C-1 Commercial Districts****§91. Intended Purpose**

These districts are intended to serve the neighborhood retail marketing function of the entire Borough and surrounding trade area and the needs of transient highway travelers who may require automobile service, food and lodging. This district is intended for a wide range of shopping and service functions which can provide adequate comparison shopping activities.

(Ord. 131, 7/8/1975, Art. IX, §9.01)

§92. Permitted Uses (subject to the issuance of a permit by the Zoning Officer²⁵, and subject to Planning permission (see Chapter 21), as applicable)

- A. Any retail business whose principal activity is the sale of new merchandise in an enclosed building
- B. Retail sales in which both a workshop and a retail outlet or showroom are required (such as plumbing, electrician, interior decorating, dressmaking, tailoring, upholstering, photographic reproducing, radio and home appliance and similar establishments of no more objectionable character)
- C. Restaurants, tea rooms, cafes and other establishments serving food and beverages, including "drive-in" or "drive-through" types (subject to approval of traffic studies).
- D. Professional offices and banking facilities.
- E. Personal services such as barber shops, salon/spas, laundromats and dry cleaning pickup stations.
- F. Hospitals, clinics, care homes, and nursing homes, (providing that care of persons requiring isolation, restraint, or curtailed freedom of movement are not included where the care facility is located within 200 feet of any school or residence outside of the C-1 District).
- G. Enclosed theaters, assembly halls, concert halls, and similar places of assembly or entertainment, including membership clubs.
- H. Motels and hotels
- I. Fuel stations, vehicle maintenance and service facilities, providing that the following standards and conditions are complied with:
 - (1) A set of plans, specifications and plot plans are submitted to the Zoning Officer, Planning Commission, Borough Engineer and governing body showing all structures, pumps, storage tanks, parking areas and driveways for ingress and egress.
 - (2) All pumps shall be located outside of buildings and on private property and in no case within 20 feet of any street line, and subject to such conditions and safeguards as the governing body and Borough Engineer may impose with respect to, among other matters, the location and adequacy of entrances and exits.
 - (3) All automobile parts, dismantled vehicles and similar articles are stored within a building; all fuel, oil or similar substances are stored at least 35 feet from any street or lot line.

²⁵ See §166.B of this Chapter.

- (4) In no event shall a permit be granted for such a new use located within 200 feet of a school, hospital, infirmary, church, museum, club or place of public assembly having a capacity of over 100 persons. Note: A pre-existing garage/maintenance facility or filling station shall not be deemed nonconforming through the subsequent erection of the above uses or by periods of vacancy then continuance or restoration of the service facility uses.
- J. Sales offices and sales lots for the retail sales of new and/or used automobiles, trucks, boats, farm equipment and manufactured homes or sheds
- K. Customary accessory uses and buildings, excluding outdoor storage, incidental to any of the above uses, including signs as specified in §128 of this Chapter
- L. Commercial amusement centers, including drive-in theaters, bowling alleys, miniature golf courses, golf driving ranges, amusement parks and similar uses
- M. Animal hospitals and animal grooming services, but not including kennels
- N. Wholesaling and warehousing establishments
- O. Public utility buildings and structures
- P. Monument sales, mortuaries and funeral homes
- Q. Home Occupations, in approved or existing dwellings, subject to the definition in Part 2, and as prescribed in ‘Home Occupation Regulations’, (See §134 of this Chapter).
- R. Uses which, in the opinion of the Planning Commission, are of the same general character as those listed as permitted uses in the C-1 and H-1 Districts and which will not be detrimental to the intended purpose of these districts
- S. The following use, after approval by the Zoning Hearing Board as a Special Exception, as provided in §167-B of this Chapter, or a Conditional Use²⁶, and with Planning Permission (for land development), in accordance with Chapter 21:

Residential dwellings (greater than one (1) single family dwelling), subject to the limitations of maximum dwelling units, minimum lot (dedicated to the residential use) and habitable floor requirements of §83 and §85 of this Chapter, and any reasonable requirement for setbacks and buffers/screening between residential and non-residential districts or other structures. (See §113.D of this Chapter for guidance.)

(Ord. 131, 7/8/1975, Art. IX, §9.02; as amended by Ord. 358, 06/07/2022, §92; as amended by Ord. 368, 11/07/2023, §92)

§93. Lot Area, Building Height and Yard Requirements

- A. Lot Requirements. A lot width, lot area and setbacks of not less than the dimensions shown on the following table shall be provided for every principal building erected or altered for any use permitted in this district, per Table 93.A:

Lot Requirements			Building Setback Requirements ²⁷			
Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage	Front	One Side²⁸	Total Sides	Rear
None	None	50%	30ft	20ft 50ft.*	40ft	30ft

* Side yard requirement when abutting residential district.

²⁶ See §24.D and § 170.E of this Chapter
²⁷ See §24.E of this Chapter.
²⁸ See §146.B of this Chapter.

- B. Building Height. No principal building shall exceed 2-1/2 stories or 35 feet in height; and no accessory building shall exceed one [1] story or 18 feet in height.
- C. In those instances where several principal buildings are located on the same lot, the ‘Separation Distances’ shall be in accordance with §136.I. of this Chapter.

(Ord. 131, 7/8/1975, Art. IX, §9.03; as amended by Ord. 358, 06/07/2022, §93; as amended by Ord. 368, 11/07/2023, §93)

§94. Off-Street Parking, Loading and Unloading Requirements

- A. Minimum off-street parking shall be provided in accordance with §127 of this Chapter and shall adhere to ‘Design Standards’, §136 of this Chapter, and may require buffers/screening in accordance with §131 of this Chapter. .
- B. Sufficient space shall be provided excluding street rights of way and public parking areas for the loading and unloading of delivery vehicles.

(Ord. 131, 7/8/1975, Art. IX, §9.04; as amended by Ord. 358, 06/07/2022, §94; as amended by Ord. 368, 11/07/2023, §94)

§95. Habitable Floor Area

- A. For residential dwellings located in a C-1 District, the minimum habitable floor area of any dwelling unit hereafter constructed, expanded, altered, or utilized shall be 700 square feet and also be in accordance with §85 of this Chapter for all dwellings and as specified in §92.R of this Part.
- B. If approved residential dwellings in a C-1 District are configured as attached dwellings, they shall also conform to standards specified in §137 of this Chapter.

(Ord. 358, 06/07/2022, §95; as amended by Ord. 368, 11/07/2023, §95)

§96. Limitations of Signs

Only those signs referring or relating to uses conducted on the premises or to the materials or products made, sold or displayed on the premises or in accordance with limitations and maintenance specified in §128 of this Chapter shall be permitted.

(Ord. 131, 7/8/1975, Art. IX, §9.05; as amended by Ord. 358, 06/07/2022, §96)

§97. General Requirements

Where C-1 Districts abut any residential use district, a ‘buffer’ in accordance with §131 of this Chapter may be required to be planted and maintained with appropriate vegetative landscaping materials.

(Ord. 131, 7/8/1975, Art. IX, §9.06; as amended by Ord. 358, 06/07/2022, §96; as amended by Ord. 368, 11/07/2023, §97)

Part 10**I-1 Industrial District****§101. Intended Purpose**

The I-1 Industrial Districts are designed to accommodate wholesale activities, warehouse and industrial operations whose external, physical effects are restricted to the area of the districts and in no manner affect in a detrimental way any of the surrounding districts.

(Ord. 131, 7/8/1975, Art. X, §10.01)

§102. Permitted Uses (subject to the issuance of a permit by the Zoning Officer²⁹, and subject to Planning permission (see Chapter 21), as applicable)

- A. Special trade contractors and building material wholesales, providing that all materials and storage are completely enclosed within a building or similar shelter
- B. Industrial parks
- C. Utilities and communications, such as: electrical receiving or transforming stations, radio or television broadcasting stations and gas service buildings and yards
- D. Warehousing, refrigerated and general indoor storage
- E. Local and suburban transit and passenger transportation facilities, trucking transportation terminals, maintenance and service facilities
- F. Laundries, laundry services and cleaning and dyeing plants
- G. Industrial plants manufacturing, processing or assembling the following:
 - (1) Agricultural products
 - (2) Food and kindred products
 - (3) Furniture and fixtures
 - (4) Printing, publishing and paperboard products
 - (5) Biological products, drugs, medicinal chemicals and pharmaceutical preparation
 - (6) Electrical machinery, equipment and supplies, electronic components and accessories
 - (7) Professional, scientific and controlling instruments, photographic and optical goods
 - (8) Any uses which are charged with the principal function of research, such as industrial research, scientific research and business research
- H. Any other manufacturing plant and uses having performance characteristics similar to those listed in this district in that they emit a minimum of noise, vibration, smoke, glare, electromagnetic or atomic radiation and odor. There shall be no emission of dust, dirt nor toxic or offensive odors or gases. Customary accessory uses and buildings, excluding outdoor storage, incidental to any of the above permitted uses

²⁹ See §166.B of this Chapter.

- I. Uses which in the opinion of the Planning Commission, are of the same general character as those listed as permitted uses and which will not be detrimental to the intended purpose of this district
- J. The following special exception³⁰ uses, after approval by the Zoning Hearing Board:
 - 1. Billboards, subject to limitations and maintenance and other standards specified in §128 of this Chapter.

(Ord.131, 7/8/1975, Art. X, §10.02; as amended by Ord. 358, 06/07/2022, §102)

§103. Lot Area, Building Height and Yard Requirements

- A. Lot Requirements. A lot width, lot area and setbacks of not less than the dimensions shown on the following table shall be provided for every principal building hereafter erected or altered for any use permitted in this district, per Table 103.A:

Minimum Lot Area	Lot Requirements		Building setback Requirement ³¹			
	Minimum Lot Width	Maximum Lot Coverage	Front	One Side	Total Sides	Rear
None	None	50%	30ft.	20ft. 50 ft.*	40ft.	30ft.

* Side yard requirement when abutting residential districts.

- B. Building Height. No principal building shall exceed two and 2-1/2 stories or 35 feet in height; and no accessory building shall exceed one [1] story or 18 feet in height.
- C. In those instances where several principal buildings are located on the same lot, the ‘Separation Distances’ shall be in accordance with §136.I. of this Chapter.

(Ord. 131, 7/8/1975, Art. X, §10.03; as amended by Ord. 358, 06/07/2022, §103; as amended by Ord. 368, 11/07/2023, §103)

§104. Off-Street Parking and Loading Requirements

- A. Minimum off-street parking shall be provided in accordance with §127 of this Chapter and shall adhere to ‘Design Standards’, §136 of this Chapter, and may require buffers/screening in accordance with §131 of this Chapter.
- B. Sufficient space shall be provided excluding street rights of way and public parking areas for the loading and unloading of delivery vehicles.

³⁰ §167.B of this Chapter.

³¹ See §24.E of this Chapter.

<u>Gross Floor Area (sq. ft.)</u>	<u>Spaces Required</u>
Up to 2,000	None
2,000 to 10,000	One (1) space
10,001 to 50,000	One (1) space plus one (1) additional space for each 20,000 square feet or fraction thereof in excess of 10,000 square feet
50,001 and over	Three (3) spaces plus one (1) additional space for each 40,000 square feet or fraction thereof in excess of 50,001 square feet

(Ord. 131, 7/8/1975, Art. X, §10.04; as amended by Ord. 358, 06/07/2022, §104; as amended by Ord. 368, 11/07/2023, §104)

§105. Limitations on Signs

Only those signs referring or relating to uses conducted on the premises or to the materials or products made, sold or displayed on the premises or in accordance with limitations and maintenance specified in §128 of this Chapter shall be permitted.

(Ord. 131, 7/8/1975, Art. X, §10.05; as amended by Ord. 358, 06/07/2022, §105)

§106. General Requirements

Where I-I Districts abut any residential use district, Districts, a ‘buffer’ in accordance with §131 of this Chapter may be required.

(Ord. 131, 7/8/1975, Art. X, §10.06; as amended by Ord. 358, 06/07/2022, §106; as amended by Ord. 368, 11/07/2023, §106)

Part 11**R-3 Residential Districts****§111. Intended Purpose**

The R-3 Residential Districts are composed of mixed-density residential areas of the Borough, plus certain open areas. The regulations for these districts are designated to allow flexibility of dwelling placements while maintaining the underlying average density of the district.

(Ord. 358, 06/07/2022, §111)

§112. Permitted Uses (subject to the issuance of a permit by the Zoning Officer³²)

- A. Single-family detached dwellings
- B. Single-family attached dwellings (duplex, town/row houses, patio homes, cluster homes)
- C. Public parks, playgrounds and open space
- D. Customary accessory uses and buildings, excluding outdoor storage, incidental to any permitted uses, including:
 - (1) Private garages
 - (2) Garden houses, tool houses, playhouses or greenhouses not used for commercial purposes.
- E. ‘No Impact Home Based Businesses, subject to the definition in Part 2, and as prescribed in ‘Home Occupation Regulations’, (see §134 of this Chapter).
- F. Professional Offices, conducted in a residential district, but not as a Home Occupation, subject to the definition in Part 2, and providing there is limited external evidence of such use including signs as allowed in a Residential zone and necessary off-street parking.
- G. Necessary public utility structures and buildings providing that they do not include materials storage, storage for trucks, repair facilities or housing quarters for repair crews.
- H. Private swimming pools as an accessory use to a dwelling (see §132.C) of this Chapter.
- I. Uses which, in the opinion of the Planning Commission, are of the same general character as those listed as permitted uses and which will not be detrimental to the intended purpose of this district.
- J. The following use, after approval by the Zoning Hearing Board as a Special Exception:
 - Other business activities conducted from a residential property that exceed the standards for a ‘No Impact Home Based Business’ or ‘Professional Office, as permitted above, but are otherwise suitable within this district.
- K. The following uses, if approved by the governing body as a Conditional Use:
 - Two family (attached or detached) and/or Multiple family dwellings subject to the limitations of minimum lot and habitable floor requirements of this Part and other provisions of this ordinance³³.

(Ord. 358, 06/07/2022, §112; as amended by Ord. 368, 11/07/2023, §112)

³² §166.B of this Chapter.

³³ See especially §24. of this Chapter.

§113. Lot Area, Building Height and Yard Requirements

A. Lot Regulations. A lot width, lot area and setback of not less than the dimensions shown on the following table shall be provided for every dwelling unit and/or principal nonresidential building hereafter erected or altered for any use permitted in the districts. These standards are minimums per lot/parcel and do not increase the total permitted dwellings beyond 9 per ‘net development acre’ in an R-3 District³⁴:

Type of Use	Lot Requirements			Building setback requirements ³⁵			
	Mini-mum Lot Area (sq. ft.)	Mini-Mum Lot Width ³⁶	Maxi-Mum Coverage	Front	One Side	Total Sides	Rear
Public Utilities	None			30’	30’	60	25’
Single-family detached dwellings	4,500	50’	35%	25’	10’	20’	25’
Single-family Attached dwellings (Duplex and End Unit dwellings)	3,000	35’	50%	25’	10’	10’	25’
Single-family Attached dwellings (Interior units)	2,100	24’	65%	25’	0’	0’	25’
Multiple family units	10,000	100’	55%	25’	20’	40’	25’
All others	15,000	100’	35%	25’	15’	30’	25’

B Building Height. No principal building shall exceed 2-1/2 stories or 35 feet in height; and no accessory building shall exceed one [1] story or 18 feet in height.

C. All residential dwellings, whether attached or detached, must meet or exceed 24 ft. in width, not inclusive of garages or accessory storage areas.

D. As a means to facilitate development flexibility, the above standards, subject to density per acre, may be applied to all approved PRDs regardless of zoning district. (See Table 155.B.1 for density by zoning district).

E. In those instances where several principal buildings, subject to approved Conditional Use, are located on the same lot, the ‘Separation Distances’ shall be in accordance with §136.I. of this Chapter.

F. When newly constructed R-3 dwellings are to be situated within 100 ft. of existing R-1 dwellings, the R-3 dwellings shall be limited to the following single family construction formats: detached/individual and attached duplex dwellings up to 2 stories, and/or other attached dwellings (such as patio style homes) up to 1.5 stories with 4 or fewer attached dwellings per row/cluster. (See Section 137 for more on attached dwellings.)

(Ord. 358, 06/07/2022, §113; as amended by Ord. 368, 11/07/2023, §113)

³⁴ R-3 Districts allow a maximum of 9 dwellings per acre of ‘net development area’. (See §155.B. and Table 155.B.1 of this Chapter.

³⁵ See §24.E of this Chapter.

³⁶ At building line

§114. Off-Street Parking Requirements

Minimum off-street parking shall be provided in accordance with §127 of this Chapter and shall adhere to ‘Design Standards’, §136 of this Chapter and may require buffers/screening in accordance with §131 of this Chapter.

(Ord. 358, 06/07/2022, §114; as amended by Ord. 368, 11/07/2023, §114)

§115. Habitable Floor Area

- A. The minimum habitable floor area of any new dwelling unit hereafter utilized shall be 700 square feet except as noted below.

Floor Area	No. of Bedrooms per Dwelling Unit
700 sq. ft.	0-1
800 sq. ft.	2
1,000 sq. ft.	3

- B. Multiple family and apartment dwelling units in buildings containing two or more dwelling units shall have a floor area of not less than that listed above and in no case shall the floor area ratio (total floor area divided by the lot area) exceed 1.0. Providing further that there shall be not less than 2,000 square feet of land area per dwelling unit.
- C. No newly constructed or expanded multiple family dwellings subject to Conditional Use approval, may exceed six (6) units total or if constructed as attached linear or cluster format dwellings with the appearance of five (5) linear or clustered units (see §137 of this Chapter).
- D. To limit the appearance of building mass, no multiple family dwelling in the R-3 District may exceed 10,000 square feet habitable floor area in total, unless granted a Variance by the Zoning Hearing Board, or if approved by the governing body as a Conditional Use at the outset or amendment of a PRD.

(Ord. 358, 06/07/2022, §115; as amended by Ord. 368, 11/07/2023, §1; as amended by Ord. 368, 11/07/2023, §115)

§116. Limitations on Signs

Only those signs referring or relating to uses conducted on the premises or in accordance with limitations and maintenance specified in §128 of this Chapter shall be permitted.

(Ord. 358, 06/07/2022, §116)

§117. General Requirements

Where newly constructed R-3 Districts abut any R-1 residential use district, Districts, a ‘buffer’ in accordance with §131 of this Chapter may be required.

(Ord. 358, 06/07/2022, §117; as amended by Ord. 368, 11/07/2023, §117)

Part 12**Supplementary Regulations**

The provisions of this ordinance shall be subject to such exceptions, additions or modifications as herein provided by the following supplementary regulations:³⁷

§121. Accessory Uses and Structures

An accessory structure attached to a principal building shall comply in all respects with the yard requirements of this ordinance for the principal building. Detached accessory structures shall be located to the rear of the front building setback line of the principal building, and, if located in a side yard area, shall conform to the side yard requirements with respect to the principal building. Accessory structures shall not exceed one story or 18 feet in height and may not occupy more than 30% of a required rear yard nor cause the property to exceed the allowable maximum lot coverage in that district.

(Ord. 131, 7/8/1975, Art. XII, §12.01 as amended by Ord. 358, 06/07/2022, §121)

§122. Temporary Structures for Dwelling Purposes

No cabin, trailer coach, garage, basement or other temporary structure, whether of fixed or mobile nature, may hereafter be erected or established for any dwelling purpose for any length of time unless approval for temporary use is granted by the Zoning Officer.

(Ord. 131, 7/8/1975, Art. XII, §12.02; as amended by Ord. 358, 06/07/2022, §122)

§123. Water Supply and Sewerage Facilities Required

In the interest of protecting the public health, safety and welfare, every building or structure hereafter erected, altered or moved upon any premises and used in whole or in part for dwelling, commercial or recreational, business or industrial purposes shall be provided with both public water supply and public sanitary sewer.

(Ord. 131, 7/8/1975, Art. XII, §12.03 as amended by Ord. 358, 06/07/2022, §123; as amended by Ord. 368, 11/07/2023, §123)

§124. Exceptions

- A. Public Utility Corporations. Per Section 619 of the PA Municipal Planning Code, P.L. 805, No. 247, provisions of this ordinance³⁷ shall not apply to any existing or proposed building or extension thereof, used or to be used by a public utility corporations, if the Pennsylvania Public Utility Commission holds a public hearing and decides that the present or proposed situation of the building in question is necessary for the convenience or welfare of the public.

(Ord. 131, 7/8/1975, Art. XII, §12.04; as amended by Ord. 368, 11/07/2023, §124)

- B. Height Exceptions. The height limitations of this ordinance shall not apply to church spires, silos, belfries, cupolas, penthouses and domes not used for human occupancy, nor to chimneys, ventilators, skylights, water tanks, bulkheads and similar features and necessary mechanical appurtenances usually carried above the roof level. Such features, however, shall be erected only to such height as necessary to accomplish the purpose they are to serve and, then, only in accordance with any other governmental regulations.

(Ord. 131, 7/8/1975, Art. XII, §12.04)

³⁷ §§ 121 to 140 of this Chapter.

§125. Required Street Access

Each principal use, including any dwelling and/or conversion dwelling, which involves buildings or structures for human occupancy shall be located and maintained upon a lot which abuts an improved public street or road of at least 50 feet in width for a distance of not less than 30 feet.

For purposes of this section, an ‘alley’ is not a ‘street’ type suitable for emergency service access to dwellings. Therefore, building or converting structures as a dwelling for human occupancy on an alley or cartway is not a permitted use.

(Ord. 131, 7/8/1975, Art. XII, §12.05; as amended by Ord. 358, 06/07/2022, §125)

§126. Visibility at Intersections

On a corner lot in any district, no structure (excluding utility poles or light standards) or planting more than 2-1/2 feet in height shall be erected, placed or maintained within the triangular area formed by the intersecting street lines and a straight line adjoining said street lines at points 25 feet distant from the point of intersection, measured along said street lines. Fences may exceed 2-1/2 feet in height where determined by the Zoning Officer that a visual obstruction will not occur. New driveways shall be located more than 40’ from an intersection, per§136.B

(Ord. 131, 7/8/1975, Art. XII, §12.06; as amended by Ord. 358, 06/07/2022, §126)

§127 Off-Street Parking³⁸

- A. Adequate space for off-street parking of licensed and registered motor vehicles shall be provided and maintained for each building, structure or use hereafter erected, altered or established.

Excluding any public right of way and except ‘off-loading’ and ‘on-loading’ no part of any ‘required front yard’ shall be used for parking purposes.

Parking may only occur on approved surfaces and shall not be situated to risk crossing onto adjoining properties. See §136.D.

Permissible off-street parking may be categorized into (1) inside buildings, (2) outdoors behind the front building setback lines, and (3) outdoors in front of building setback lines subject to listed conditions.

- B. Unless prohibited by State or local authorities, Off-Street Parking of legally registered ‘Light Duty’ (see ‘Terms Defined’§13) passenger vehicles is permitted in front of the building setback lines only as follows:

- (1) Residential Districts: driveway parking is permissible and may include a maximum of one Light Duty work/commercial vehicle per residential lot that displays commercial logos or signage. (Note: vehicle logos or signage in excess of 20 sq. ft. in total per §128.A.(9), may be deemed as Billboards which are not permissible.)

Approved Multi-Family dwellings may additionally provide required dwelling parking spaces, subject to land constraints, in front of the building setback line but situated no less than ten (10) feet from the front property line.

- (2) All other districts: parking spaces situated no less than twenty (20) feet from the front property line on ‘Minor Arterial Streets’ (S. Carlisle Street, E. and W. Main Streets) and no less than ten (10) feet back on all other streets may include vehicles up to Medium Duty ‘Class 3’ vehicles as defined by PennDOT. (Buffers/screening may apply per §131.)

³⁸ in adherence with ‘Design Standards’ §136 of this Chapter.

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- C. ALL other parking in all zoning districts shall be located behind required building front setback lines, and if specified, shall be in an enclosed building or behind a buffer/screening and approved by the Planning Commission per §131 and §127.H.
- D. See §134.D for additional requirements related to off street parking for ‘Home Occupations’.
- E. Where communal parking spaces are provided and maintained by a landlord, or Home Owner’s or Condo Association type organization, these communal parking spaces shall be located within 200 feet of the dwellings being served, and shall include an aesthetically and functionally appropriate fence or other guards (as approved by the Planning Commission), to prevent vehicles from crossing onto adjoining properties.
- F. Lighting of off street parking shall be located and shielded such that no objectionable glare or illumination is cast upon adjoining properties and minimizes impact to dark night skies. .
- G. A minimum of 200 square feet, exclusive of drives, entrances and exits, shall comprise one vehicular parking space. The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following schedule:

Table 127.G Minimum Requirements for Off Street Parking Areas or Accessory Garages*

Building Type	Minimum Parking Spaces Required	For Each
Single and two-family residential dwellings	2	Dwelling unit
Multiple dwellings (apartments)	2	Dwelling unit
Boarding or lodging house, tourist home	1	Guest bedroom and + resident family
Hotel, motel	1	Guest bedroom plus one (1) space for each 3 employees
Membership clubs/churches	1	Six (6) members
Professional office	1	200 sq. ft. net floor space used by such office
Auditorium, stadium, theater, convention hall or similar use	1	Four (4) seats (Note: bench capacity computed at 1 seat for each 20 inches)
Bowling lane	2	Lane
Business center development	1	150 sq. ft. of gross floor area
Funeral home	2	100 sq. ft. of assembly room space
Hospital	1	Three (3) beds
Industrial or wholesale	1	Employee
Offices and office building	1	200 sq. ft. of net floor space
Beauty parlor or barber shop	2	Barber or beautician
Research institute or laboratory	1	200 sq. ft. of net floor space
Public library, gallery, museum	1	200 sq. ft. of net floor space
Elementary and junior high school	1	Faculty member and employee
Senior high school and Institution of higher learning	1	Faculty member, employee and eight (8) students
Commercial Communication Tower	2	Tower (see §138)

* Any fractional space under 1/2 may be disregarded and any fraction over 1/2 construed as requiring a full space.

H. Parking and Storage of Unlicensed or Uninspected Motor Vehicles and/or Trailers and Watercraft

- (1) This section supplements and does not replace Chapter 9, “Health and Sanitation” ordinance, especially ‘Part 3, Nuisances, Junk and Abandoned Vehicles.
- (2) Motor vehicles and towable equipment without current, valid license plates or inspection stickers which are more than thirty (30) days beyond their expiration dates, shall not be parked or stored in any zone, including on private property, unless stored within a completely enclosed building OR by approval of the Planning Commission, completely covered and screened from public view by an approved³⁹ fence and/or vegetative screen. (Note that approved screening shall be in addition to any Chapter 9 requirements for covering and limiting the total number of vehicles stored outdoors.)
- (3) Note: Planning Commission may approve ‘screening’ of vehicles that are parked as a secondary use on a lot; however ‘screening’ shall not be construed as a method to circumvent the prohibition of outdoor storage.
- (4) Outdoor parking of travel trailers and/or watercraft shall be limited to one (1) per lot and must be situated behind the building setback line and if covered shall be with a purpose-constructed cover and not with tarps or other such materials.
- (5) The requirements of this section shall not be applicable to operational farm implements and other farm vehicles not normally used as a means of conveyance on public streets, where located on a farming property in an A-1 District including setbacks.
- (6) Nothing in this section shall be interpreted to prevent the unenclosed storage for up to 90 days of motor vehicles without current valid license plates and current valid inspection stickers if such storage is performed in conjunction with the legal and permitted operation of a motor vehicle sales establishment, a motor vehicle service or repair establishment. Orderly storage, of such vehicles, greater than 90 days may be permitted if repair or sales efforts are active.
- (7) Buffers, Fences, Hedges or Screens acceptable to the Planning Commission may be required to be erected to screen from view any outdoor storage or off street parking except as otherwise specifically permitted, in any zoning district. This provision includes but is not limited to any outdoor storage at motor vehicle operations, junk/salvage yards and/or outdoor storage of vehicles or other objects. . (See §131 of this Chapter.)

(Ord. 131, 7/8/1975, Art. XII, §12.07; as amended by Ord. 358, 06/07/2022, §127 and §138; as amended by Ord. 368, 11/07/2023, §127)

§128. Signs and Advertising Structures

Signs may be erected and maintained only when in compliance with the provisions of this ordinance and any and all other ordinances and regulations relating to the erection, alteration or maintenance of signs and similar devices.

Note that permitted signs larger than four (4) square feet, individually or collectively, excluding compliant political, real estate, or temporary signs, shall require a zoning permit.

A. General Regulations, All signs and/or advertising structures, where permitted in the Zoning Ordinance, are subject to the following:

- (1) No illuminated signs shall be permitted in residential districts and no moving or digitally changing signs shall be permitted in residential or historic districts.

³⁹ Buffers, Fences, Hedges and/or Screens acceptable to the Planning Commission may be required to be erected to screen from view any outdoor storage in any zoning district. See §136.H and 131 of this Chapter.

- (2) No illuminated sign may cause a glare into any residence or street or highway right-of-way. No sign in any district may utilize a beacon or a flashing light.
- (3) No sign shall be erected in such a manner that the top of the sign exceeds the maximum building height restriction in the prevailing zoning district.
- (4) No sign shall be erected as to obstruct entrance to or exit from a required door, window, fire escape or other required exit way.
- (5) No sign or placard shall be placed on a public sidewalk without express permission from the zoning officer and in no case shall permitted signs on sidewalks be left there after business hours or at night.
- (6) Temporary signs, up to two (2) square feet in area, of painters, mechanics, contractors and the like are permissible in all districts, provided such signs are posted for no longer than thirty (30) days and are removed as soon as work is completed on the premises.
- (7) Temporary signs and banners of a non-partisan, non-commercial, and secular nature across a right-of-way may be permitted by the Zoning Officer, provided they are erected in locations in which they will not cause traffic hazards, meet safety standards, are maintained, and are removed when the temporary use is completed.
- (8) Billboards or off-premises advertising signs are expressly prohibited in all districts, unless granted a Variance by the Zoning Hearing Board or as a Special Exception in Industrial Districts (see §128C). Otherwise, advertising signboards are strictly limited to listed uses with maximum sizes specified herein.
- (9) Advertising signs, displays, and/or lettering on vehicles, trailers and equipment that are visible from the street or any property line are included in calculations of sign limitations in any district and shall not be used as a method to circumvent sign and/or billboard ordinance standards.

Exceptions shall include commercial and industrial vehicles parked on premise in C-1 and I-1 Districts which display only those goods and services marketed by that business and are not configured as an advertising billboard with signage/logo area greater than 20 square feet in total per vehicle. Note: Residential District parking of one such commercial Light Duty passenger vehicle per lot is also permissible per §127.B.(1).
- (10) Political signs, banners, or flags, no larger than four (4) square feet, may be posted up to thirty (30) days prior to the date of a state or national election and forty-five (45) days prior to a local or county election⁴⁰, and all shall be removed within five (5) days following the election or referendum.
- (11) Signs shall be removed once the intended purposes is complete or the business or function ceases activity. If the property owner fails to remove the sign, the Zoning Officer may remove the sign as displayed and leave it on the property or cause such signs to be stored at a Borough facility allowing the owner of the sign 14 days to retrieve such sign, prior to its disposal.

⁴⁰ The 45 day time frame prior to a local or county election refers to the posting of political signs for local and/or county candidates and/or ballot questions, and may not be interpreted as granting a longer time frame for the posting of other signs.

(Examples include, but are not limited to: inactive or closed businesses, advertisement of services no longer provided, outdated auctions or property 'for sale' signs, completed or inactive structural, paving, or landscape services where signs are posted, political signs outside of permissible dates or dimensions, and/or any sign in violation of this ordinance.)

B. Signs in Residential, Historic, Agricultural and Conservation Districts. The following types of signs may be permitted unless otherwise provided:

- (1) One nameplate, including the telephone number, and one house number sign for each dwelling unit, professional office or home occupation, provided it does not exceed four (4) square feet and identifies only name and title of occupant. It shall not extend beyond a vertical plane two feet inside the lot from the street line. If lighted, it will be illuminated without objectionable glare. No displays or change in facade shall indicate from the exterior that the building is being used in whole or in part for any purpose other than that of a dwelling. [Ord. 242]
- (2) One real estate sign, provided that it is unlighted and is not closer to a right-of-way than 1/2 the depth of the existing front yard, does not exceed six square feet in area and pertains either to the lease, rental or sale of the premises on which it is maintained. Corner lots may post one sign on each street front.
- (3) One institutional sign, provided it does not exceed 16 feet in area and is not closer to the right-of-way than 1/2 the depth of the existing front yard. If lighted, it will be illuminated without objectionable glare.

Note that an institution or PRD, situated on 10 or more acres and located behind screens or buffers, may petition the Planning Commission to be considered for sign allowances permissible for a Commercial/Industrial District entrance, see §129.C.3

- (4) Signs up to two (2) feet square in area on each side, which are necessary for the identification, protection and operation of public utility facilities.
- (5) No signs of any sort are permissible on the "Soldier and Sailors Monument" in the Historic District. No commercial or private signs may be posted on the Historic District market square green opposite the 'monument' and the courthouse, however, temporary permission for non-partisan, charitable, secular public events may be permitted for brief periods (days) by permission of the Zoning Officer.

C. Signs in Commercial and Industrial Districts.

- (1) One wall sign to a property, provided it is attached to the wall of a building and projects horizontally not more than 12 inches therefrom, is not less than 10 feet above the sidewalk and occupies the lesser of thirty (30) square feet or not more than 20% of the total area of the front of the principal building. It shall not project more than three feet above the roof line or parapet wall.
- (2) One projecting sign, provided it shall not project beyond a vertical plane two feet inside the lot from the street line.
- (3) Commercial and Industrial District identification signs — In a Commercial or Industrial District setting of greater than 10 acres, provided they are separate and not attached to any building. Maximum of one such sign per district entrance. Height of signs shall be a maximum of 10 feet, measured from the ground; and the maximum size of the sign portion itself shall not exceed 30 square feet.
- (4) Other signs as permitted in Residential Districts.

- (5) In Industrial Districts, after approval by the Zoning Hearing Board as a Special Exception, upon application by the property owner, Billboards, advertising legal, publicly offered, off premises products or services, not otherwise age restricted, subject to the following limitations:
- a) Located more than 200 feet from any residence or residential district,
 - b) No larger than 30 square feet in size, at a maximum height of 12 feet.
 - c) Subject to an annual fee and security deposit, payable in advance, as specified by the governing body.
 - d) Billboards shall be limited to 40 square feet of signage per 100 feet of road/ street frontage and have a setback of at least 30 feet.

(Ord. 131, 7/8/1975, Art. XII, §12.08; as amended by Ord. 242, 7/6/2004, §1, as amended by Ord. 358, 06/07/2022, §128; as amended by Ord. 368, 11/07/2023, §128; as amended by Ord. 368, 11/07/2023, §128)

§129. Conversion Dwellings

Subject to ‘Special Exception’ approval by the Zoning Hearing Board⁴¹, In H-1 and R-2 districts, residential structures, existing at the date of the adoption of ‘Ordinance 131’ in 1975, may be converted into a maximum of four (4) apartment-type dwellings, providing that there shall be a minimum of square feet of land area per apartment (as specified in that zoning district, see §§ 73, 85 of this Chapter) and adhere to the minimum “Habitable Floor Area” per dwelling specified in the zoning district (see §§ 75 and 85 of this Chapter) , and that off-street parking be provided (see §§ 127, and 136 of this Chapter)

No expansion of existing conversion dwellings may occur to increase the number of units without obtaining a new special exception and the request shall meet ALL current standards for area and parking parameters.

Any Conversion Dwelling with more than four (4) units is deemed to be a ‘nonconforming use’ in accordance with Part 13 of this Chapter.

(Ord. 131, 7/8/1975, Art. XII, §12.09; as amended by Ord. 358, 06/07/2022, §129)

§130. Mobile Home Parks⁴²

A mobile home park must conform to the additional extent-of-use and improvement regulations following:

- A. The minimum mobile home park or subdivision tract shall be not less than 10 acres in area. Tracts crossing municipal lines qualify to the extent that all other conditions of this municipality are met and that the proposed development is approved by the adjoining municipality.
- B. The lot area and yard requirements for single family dwellings in R-1 Residential Districts (see §63 of this Chapter) shall apply to the lots within any mobile home park.
- C. All applications for a mobile home park or subdivision shall be accompanied by a plot plan showing location of the site, topography, drainage, number of units, access, road layout, name and address of abutting owners.
- D. Provisions must be made to connect each mobile home unit to public water and public sanitary

⁴¹ See §167.B of this Chapter.

⁴² See Chapter 21- Subdivision and Land Development, Mobile Home Parks

sewer systems at the owners' expense.

- E. The Planning Commission may require suitable screen planting, or may restrict the proximity of mobile homes to other improvements to adjoining properties, or may attach such other condition or safeguard to the use of land for a mobile home park as the Commission may deem necessary to protect the general welfare.
- F. Conformance is required to any applicable local and State regulations governing mobile home parks.⁴³

(Ord. 131, 7/8/1975, Art. XII, §12.10; as amended by Ord. 358, 06/07/2022, §130)

§131. Buffers

- A. Buffers, Fences, Hedges or Screens acceptable to the Planning Commission may be required to be erected and maintained to screen from view any outdoor storage or off street parking in any zoning district, except as otherwise specifically permitted.
- B. Where a commercial or industrial zone or Mobile Home Park abuts a residential, conservation or agriculture district or where a newly constructed R-3 District abuts an R-1 district or where permitted outside storage in any district occurs the following regulations apply:
 - (1) A fence or hedge acceptable to the Planning Commission may be required to be erected on the commercial, industrial or R-3 property to screen uses from view and/or to create a buffer between districts of disparity in building density or use.
 - (2) A fifty-foot wide space along the side line in a commercial or industrial zone abutting a residential zone may not be used for commercial or manufacturing operations. Twenty feet of this area shall be suitably landscaped and maintained as a buffer. The remaining 30 feet may be utilized for parking or as side yard in which case a suitable year-round ground cover shall be maintained.
 - (3) If required, such vegetative planting, including any architectural screens, fences, or masonry walls, shall be planted and maintained at not less than five feet in height, except on corner lots where a clear sight area as defined in §126 of this Chapter.

(Ord. 131, 7/8/1975, Art. XII, §12.11; as amended by Ord. 358, 06/07/2022, §131; as amended by Ord. 368, 11/07/2023, §131)

§132. Outdoor Recreation Uses

- A. Illumination. Where an outdoor recreation use or parking area uses lighting, it shall be so located and shielded that no objectionable glare or illumination is cast upon adjoining properties and minimizes impact to dark night skies.
- B. Swimming Pools. No person shall construct, maintain, install, create or alter a private pool without first having secured a zoning permit. A pool which is removed and reset periodically shall require only one permit good for all time.
 - (1) An application for such a permit accompanied by two sets of plans and specifications, or proper descriptive brochures, shall be made to the Zoning Officer by the owner of the property, or his authorized agent.
 - (2) A permanent pool, portable pool or collapsible pool shall not be constructed, installed, located or maintained within 15 feet of any property line, nor nearer to any street line upon

⁴³ See especially Chapter 13, Chapter 21, and Design Standards §136 of this ordinance.

which the residence fronts than the existing setback line of said residence building, but in no case, regardless of building setback line, shall a pool be located less than 40 feet from the front street line and in the case of a corner lot, a pool shall not be constructed any closer to the side street line than to the street at the front of the residence.

- (3) All permanent swimming pools now existing or hereafter constructed, installed, established or maintained, shall be enclosed by a permanent fence of durable material at least four feet in height but not more than six feet in height and shall be so constructed as not to have openings, mesh or gaps larger than four square inches in any direction, except for doors and gates and if a picket fence is erected or maintained, the horizontal dimension shall not exceed four inches. All gates used in conjunction with the fence shall meet the same specifications as to the fence itself and shall be equipped with approved locking devices and shall be locked at all times when the permanent swimming pool is not in use. All existing permanent swimming pools shall be fenced in within 180 days after passage of this ordinance.
- (4) Such fence, wall or other structure as provided in this ordinance shall be constructed of such material and in such manner as to effectively prevent unauthorized access to the pool by children and other persons.
- (5) All portable or collapsible pools unless enclosed by a fence of the type and dimensions hereinabove specified shall be either (a) emptied when not in use or unattended or (b) covered with a suitable strong protective covering securely fastened or locked in place when not in use or unattended.
- (6) The provisions of this ordinance regulating fencing shall not apply to pools having sides extending four feet above grade, provided that the stairs, or other means of access to the pool, are removed or closed with a gate as provided in this ordinance at all times when such pool is not in use.
- (7) A dwelling or accessory building may be considered as part of the fence required under this section; however, the height requirements for a fence shall not apply to the said dwelling or accessory building.
- (8) No private pool shall be used in such a manner as to create a nuisance to other property owners in the vicinity.
- (9) All materials used in the construction of private pools shall be water proof and so designed and constructed as to facilitate emptying and cleaning and shall be maintained and operated in such a manner as to be clean and sanitary at all times.
- (10) Private pools as aforesaid shall not be connected to the sanitary sewer system and all waters from the pool shall be discharged and in such manner that another person's property is not damaged or affected by the discharge of the said water. Water may be discharged from a swimming pool into a street or alley, if proper drainage facilities are available (during non-rainy days) and with the permission of the Zoning Officer.
- (11) The owner or operator of any private pool within the Borough shall allow the Zoning Officer or other authorized official access to any private property or private swimming pool appurtenant thereto for the purpose of inspection to ascertain compliance with this ordinance.
- (12) The provisions of this section shall be in addition to any ordinance enacted on the subject of swimming pools by the Board of Health of Perry County.

(Ord. 131, 7/8/1975, Art. XII, §12.12; as amended by Ord. 358, 06/07/2022, §132)

§133. Abatement of Noxious Influences

A. 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, time signals, or light residential outdoor equipment) shall not exceed the decibel levels in the designated frequency bands stated below. The sound pressure level shall be measured with a Sound Level Meter and an Octave Band Analyzer that conform to the specifications published by the American Standards Association. (American Standard Sound Level Meters for Measurement of Noise and Other Sounds, Z24.3 -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, Z24. 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.)

Frequency Band (Cycles per second)	Maximum Permitted Sound Pressure Level (Decibels)
0-150	67
150 – 300	59
300 – 600	52
600-1,200	46
1,200-2,400	40
2,400-4,800	34
Above 4,800	32

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 herein.

Type of Operation or Character of Noise	Correction in Decibels
Noise occurs between the hours of 10:00 p.m. and 7:00 a.m.	-3
Noise occurs less than 5% of any one-hour period	+5
Noise is of periodic character (hum, scream, etc.) or impulsive character (hammering, etc.)	-5

Type of Operation or Character of Noise	Correction in Decibels
(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.)	-5

B. 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 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 minutes in any 30-minute period.

C. Dust and Particles. The emission of dust, fire, fly ash, fumes, vapors or gases which can cause any damage to human health, animals, vegetation or property or which can cause soiling at any point beyond the lot line of the use creating the emission is herewith prohibited.

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 governing 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 500° F. and 50% excess air in stack at full load.

- D. Odor. Odorous material released from any operation or activity shall not exceed the odor threshold beyond the lot line, measured either at ground level or habitable elevation.

Odor threshold is defined as the lowest concentration of odorous matter that produces an olfactory response in normal human beings. Odor thresholds shall be measured in accordance with ASTM d 193157 "Standard Method for Measurement of Odor in Atmosphere (Dilution Method)" or its equivalent.

- E. Heat. No heat from any use shall be sensed at any property line to the extent of raising the temperature of air or materials more than 1° F.

- F. Glare. Any operation or activity producing glare shall be conducted so that direct or indirect light from the source shall not cause illumination in excess of 0.5 foot candles when measured in any district. **Lighting shall be shielded** such that no objectionable glare or illumination is cast upon adjoining properties and minimizes impact to dark night skies

- G. Vibration. No use shall cause vibrations exceeding the maximum values specified in this section. The maximum vibration is given as particle velocity, which may be measured directly with suitable instrumentation or computed on the basis of displacement and frequency. When computed, the following formula shall be used:

$$PV = 6.28FD \quad \text{where}$$

PV = particle velocity, inches per second F = vibration frequency, cycles per second

D = single amplitude displacement of the vibration, inches

At any adjacent lot line, PV shall not exceed 0.10 inches per second; except, within any residential district, PV shall not exceed 0.02 inches per second. Where vibration is produced as discrete impulses and such impulses do not exceed a frequency of 100 per minute, then the values in these values may be multiplied by two.

Particle velocity shall be the vector sum of three individual components measured simultaneously in three mutually perpendicular directions.

(Ord. 131, 7/8/1975, Art. XII, §12.13; as amended by Ord. 358, 06/07/2022, §133)

§134. Home Occupation Regulations

- A. Uses. The term "home occupation" shall include the practice of an occupation, conducting exclusively legal activities, subject to these regulations by a resident of the dwelling which is incidental or secondary to the use of the property as a residence and shall be compatible with surrounding residential uses.

‘Home Occupations’, as defined in Part 2 of this Chapter and in accordance with all other attributes and limitations defined here in §134 of this Chapter, may be deemed a ‘Permitted (by right) Use’, a ‘Special Exception’ use or a ‘Variance’, for purposes of approval, depending on the zoning district in which a dwelling is situated.

- B. Restricted Dwellings. Home Occupations shall not be permitted in two-family or multiple family dwellings, unless granted a Variance by the Zoning Hearing Board.

- C. Size Restrictions. The practice of a Home Occupation shall occupy no more than 25% of the total floor area of the practitioner's dwelling unit (or be granted a Variance).
- D. Off-Street Parking Requirements. Up to three (3) off-street parking spaces located behind the front building setback line, in addition to those required by the zoning district, may be required if the practice of the home occupation involves contact with the public or the employment of others. Such off-street parking is strictly related to 'light duty' passenger vehicles. Planning Commission may require that parking of any vehicles and/or equipment as part of a 'home occupation' be behind building setback lines, within buildings or behind approved 'buffers'/screening per §131.
- E. Personnel Restrictions. (subject to Variance)
- (1) No person other than a resident may practice the occupation.
 - (2) No more than two persons shall be employed by the practitioner of the occupation to provide secretarial, clerical or other assistance.
- F. Use Restrictions. (subject to Variance)
- (1) No use shall be conducted in an open area.
 - (2) No storage of materials or products in open areas shall be permitted.
 - (3) There shall be no substantive display of retail/wholesale goods and no stockpiling of inventory on the premise.
 - (4) No equipment or process may be used which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.
 - (5) No potentially dangerous effluent from operations shall be discharged and no solid waste or sewage discharge in volume or type which is not normally associated with residential use is permitted.
 - (6) No material designed for use as an explosive shall be reproduced or stored on the premises.
 - (7) No advertising or displays other than signs permitted in residential zoning districts as restricted by "Sign Regulations," §128 of this Chapter.
 - (8) No conduct of any activity shall be visible from any property line.
 - (9) The use shall not require delivery or pickup by tractor-trailer trucks.
 - (10) No excavating equipment, commercial vehicles, campers, trailers, watercraft, or towable equipment shall be parked overnight outdoors on a residential lot or an adjacent street as part of a home occupation in any residential district, except as permitted by this ordinance.
- G. No Impact Home Based Businesses. Certain 'Home Occupations' as determined by the Zoning Officer, or in consultation with the Planning Commission shall qualify as a 'No impact Home Based Business'. Per the definition in Part 2 of this Chapter, a 'no impact home based business, 'involves no customer, client, patient or employee traffic, whether vehicular or pedestrian, no signs, sounds or lights, and no pickup, delivery or removal functions to or from the premises in excess of those normally associated with residential use'. Note that one residential nameplate sign, as specified in §128.B (1) of this Chapter shall be allowed.

A 'No-Impact Home Based Business' shall be permitted in any dwelling in any zoning district in accordance with the requirements specified in this section, except that such accessory use shall not supersede any deed restriction, covenant or agreement restricting the use of land, nor any master deed, bylaw or other document applicable to a common-interest-ownership community.

- H. Home Occupations, in accordance with this section, but that do NOT qualify, in the opinion of the Zoning Officer and/or the Planning Commission, as 'no impact' shall be subject to approval as specified in the zoning district of the dwelling and shall require a zoning permit as specified in §162 of this Chapter.
- I. Remote Working. Nothing in this section shall otherwise prohibit a resident from tele-commuting or working from home, where any such 'work' activities are in accordance with the standards for 'No Impact Home Based Business'.

All such remote working would be conducted on-line or by telephone, and would not involve physical products, services, tools or equipment, client traffic, noise, or other methods or activities which would disqualify such work as being likened to a 'no impact home based business'.

(Ord. 131, 7/8/1975, Art. XII, §12.14; as amended by Ord. 358, 06/07/2022, §134; as amended by Ord. 368, 11/07/2023, §134)

§135. Removal of Natural Resources

- A. Scope. The removal of natural resources from any site in the Borough shall be prohibited, unless specifically permitted in a zoning district.
- B. The following activities shall be exempted from this section:
- (1) Normal lawn preparation and maintenance.
 - (2) Construction or alteration of a street or public utility improvement.
 - (3) Permitted farming operations so long as sound soil conservation practices are observed.
- C. Construction Restrictions. The removal of natural resources as a part of site preparation for construction of a building or for grading incidental to such construction shall be permitted provided that a permit is granted by the Zoning Officer and in accordance with State and Federal regulations.
- D. Mining Restrictions. The removal of natural resources for mining purposes may be permitted for a limited period if a special permit is granted by the Zoning Hearing Board, provided that a bond or escrow fund is established to assure the backfill of the excavation at the established grade existing prior to excavation. The amount of the bond or escrow shall be determined by the Zoning Hearing Board but shall not be less than 110% of the estimated cost.

(Ord. 131, 7/8/1975, Art. XII, §12.15; as amended by Ord. 358, 06/07/2022, §135)

§136. Design Standards

- A. Physical Setting and Building Location
- (1) The natural terrain and existing attractive features of the site shall be incorporated into the development when possible.
 - (2) Buildings shall not be physically located to unnecessarily concentrate activity in one portion of the lot creating traffic congestion, stormwater drainage and/or other possible problems in supplying necessary utilities.

- B. Access and Traffic Control. No driveway or street to service a use shall be located within 40 feet from the intersection of any street lines. When any driveway or street shall provide access for more than 25 parking spaces, the approval of the design shall be subject to review by the members of a municipal governing body charged with the administration of streets and public safety. No design shall be approved which is likely to create substantial traffic hazards endangering the public safety. Safety requirements which may be imposed in such a review shall include traffic control devices, acceleration or deceleration lanes, turning lanes, traffic and lane markings, and signs.
- C. Interior Circulation. The interior circulation of traffic shall be designed so that no driveway or street providing parking spaces shall be used as a through street. If parking spaces are indicated by lines with angles other than 90°, then traffic lanes shall be restricted to one-way with suitable markings permitting head-in parking. No driveway or street used for interior circulation shall have traffic lanes less than 10 feet in width. Areas for loading shall be separate from customer parking areas.
- D. Parking and Paved Areas. All parking areas shall be paved with an all-weather surface, unless permitted stormwater management plans necessitate an approved permeable surface. A curbing, exclusive of driveway entries, shall be provided to separate streets and street parking from all developed properties in the municipality.
- All parking shall be located behind required building setback lines, except as detailed in §127.B, Off-Street Parking.
- E. Off-Street Parking Lot Design Standards
- (1) Parking spaces shall be clearly delineated by painted lines or markers.
 - (2) Stalls shall be provided with bumper guards or wheel stops when necessary for safety or protection of adjacent structures or landscaped area.
 - (3) Surface drainage shall be connected to the existing or proposed on-site drainage system in accordance with current best practices for stormwater management.
 - (4) All vehicular entrances and exits to parking areas shall be clearly designated.
 - (5) Short-term visitor parking spaces shall be differentiated from long-term employee spaces by suitable markings.
 - (6) If spaces are used during evening hours, appropriate lighting shall be provided.
 - (7) If off-street parking provides space for 25 or more cars, then at least 5% of the paved area shall be maintained in planting.
- F. Lighting. All parking areas, driveways and loading areas shall be provided with a lighting system which shall furnish a minimum of thirty-five-foot candles at any point during hours of operation, with lighting standards in parking areas being located not farther than 100 feet apart. All lighting shall be completely shielded from traffic on any public right-of-way and from any adjoining property. All newly install, replaced, or upgraded exterior lighting should utilize designs that shield the dark night sky from light pollution by directing the light downward and not toward the sky.
- G. Outdoor Storage
- (1) Outdoor storage of any type shall not be permitted unless such storage is a part of the normal operations conducted on the premises subject to design and performance standards for the prevailing zoning district.

- a. A fence or hedge acceptable to the Planning Commission may be required to be erected in any zone to screen from view any outdoor storage.
- (2) Any article or material stored temporarily outside an enclosed building as an incidental part of the primary operation, shall be so screened by opaque ornamental fencing, walls or evergreen planting that it cannot be seen from adjoining public streets or adjacent lots when viewed by a person standing on the ground level. All organic rubbish or storage shall be contained in air-tight, vermin-proof containers which shall also be screened from public view. All such storage shall be located behind the building setback line.
- (3) Any establishment which furnishes carts or mobile baskets, as an adjunct to shopping, shall provide definite areas within the required parking space areas for storage of said carts. Each designed storage area shall be clearly marked for storage of shopping carts.

H. Separation Distances

In those instances where several principal buildings are located on the same lot, the following separation distances will be provided between each building to ensure adequate light, air, and the accommodation of vehicular traffic and parking:

- (1) Front to front, rear to rear, parallel buildings shall have at least fifty feet (50') between faces of the building. If the front or rear faces are obliquely aligned, the above distances may be decreased by as much as ten feet (10') at one end if increased by similar or greater distance to the other end.
- (2) A minimum yard space of thirty feet (30') is required between end walls of buildings. If the buildings are at right angles to each other, the distance between the corners of the end walls of the building may be reduced to a minimum of twenty feet (20').
- (3) A minimum yard space of thirty feet (30') is required between end walls and front or rear faces of buildings.
- (4) All multiple family dwelling buildings shall be set back a minimum of fifteen feet (15') from any interior access drives or parking facilities contained on commonly held lands.
- (5) If the property abuts an arterial or collector road, the minimum front yard setback shall be forty feet (40') from the right of way line.

I Storm Water Management

On-site stormwater detention, based on then current best practices, shall be designed as part of any such new construction, improvements, paving, or maintenance impacting water drainage for impervious surfaces of greater than 1,000 sq. ft. Following 'detention', excess drainage shall be safely directed into the municipal drainage system and shall not be directed into the public sanitary sewer.

J Construction Standards

Modular/Manufactured (but not mobile/manufactured) homes and those fully built on-site which meet HUD and State requirements for dwellings are permitted in any zoning district in accordance with the rules of each district. Mobile homes, any manufactured homes designed to be relocated, or otherwise non-conforming dwellings are only permitted in approved mobile home parks and shall be in accordance with the requirements as provided by this Ordinance, see §130, and those in Chapter 13, Mobile Homes and Mobile Home Parks and Chapter 21, Subdivision and Land Development.

(Ord. 131, 7/8/1975, Art. XII, §§ 12, 16; as amended by Ord. 358, 06/07/2022, §136; as amended by Ord. 368, 11/07/2023, §136)

§137. Attached Dwellings – (Town/Row Houses, Patio Homes, Cluster Homes)

- A. In the case of attached dwellings, side yards (setbacks) shall not be provided on the interior dwelling units, and only one side yard shall be provided for each of the end dwelling units.
- B. No line or cluster of attached dwellings may contain more than five (5) dwelling units⁴⁴ in an R-3 District and no more than (4) units in other districts where such dwellings are a permitted use. For each row/cluster of attached dwellings containing more than three (3) dwellings/units, no more than sixty percent (60%) of such units shall have the same building lines, the minimum variation of building lines shall be at least two feet (2'). In addition, no more than two (2) contiguous units shall have identical roof lines that generally parallel the ground along the same horizontal plane.
- C. Each newly constructed attached dwelling must meet or exceed 24 ft. in width, not inclusive of garages or accessory storage areas.
- D. All attached dwellings shall provide access to the rear of each property, such that interior dwelling units have an unobstructed 10 foot easement via the side yard of end units and the rear of all adjoined units where no alley or side street exists. This easement shall be shown on the plat and incorporated into each deed transferring title to the property.

(Ord. 131, 7/8/1975; as added by Ord. 223, 11/6/2001, §1; as amended by Ord. 358, 06/07/2022, §137; as amended by Ord 368, 11/07/2023, ,§137)

§138.A. Wireless Communications Facilities – Purpose & Fact Finding

- (1) The purpose of this section is to establish uniform standards for the siting, design, permitting, maintenance, and use of Wireless Communications Facilities in Bloomfield Borough (referred to herein as the “Borough”). While the Borough recognizes the importance of Wireless Communications Facilities in providing high quality communications service to its residents and businesses, the Borough also recognizes that it has an obligation to protect public safety and to minimize the adverse visual effects of such facilities through the standards set forth in the following provisions.
- (2) By enacting these provisions, the Borough intends to:
 - a. Accommodate the need for Wireless Communications Facilities while regulating their location and number so as to ensure the provision of necessary services;

⁴⁴ See §§112.M, 113, and 115 of this Chapter.

- b. Provide for the managed development of Wireless Communications Facilities in a manner that enhances the benefits of wireless communication and accommodates the needs of both Borough residents and wireless carriers in accordance with federal and state laws and regulations;
- c. Establish procedures for the design, siting, construction, installation, maintenance and removal of both Commercial Communication Towers and Commercial Communication Antennas in the Borough, including facilities both inside and outside the public rights-of-way;
- d. Address new wireless technologies, including but not limited to, Distributed Antenna Systems, and other Wireless Communications Facilities;
- e. Minimize the adverse visual effects and the number of such facilities through proper design, siting, screening, material, color and finish, and by requiring that competing providers of wireless communications services co-locate their Commercial Communication Antenna and related facilities on existing towers;
- f. Promote the health, safety and welfare of the Borough's residents by protecting recognized amenities within the Borough and providing for coordinated development.

(Ord. 323, 11/1/2016, §2)

§138.B. Wireless Communications Facilities – General and Technical Requirements

- (1) In addition to compliance with Pennsylvania General Assembly Action 50, the following general regulations shall apply to all Wireless Communications Facilities located in the Borough:
 - a. Standard of care. Any Wireless Communications Facility shall be designed, constructed, operated, maintained, repaired, modified and removed in strict compliance with all current applicable technical, safety and safety-related codes, including but not limited to the most recent editions of the American National Standards Institute (ANSI) Code, National Electrical Safety Code, and National Electrical Code. Any WCF shall at all times be kept and maintained in good condition, order and repair by qualified maintenance and construction personnel, so that the same shall not endanger the life of any person or any property in the Borough.
 - b. Wind. All Wireless Communications Facilities shall be designed to withstand the effects of wind gusts of at least one hundred (100) miles per hour in addition to the standard designed by the American National Standards Institute as prepared by the engineering departments of the Electronics Industry Association, and Telecommunications Industry Association (ANSI/TIA-222; as amended).
 - c. Aviation safety. Wireless Communications Facilities shall comply with all federal and state laws and regulations concerning aviation safety.
 - d. Public safety communications. Wireless Communications Facilities shall not interfere with public safety communications or the reception of broadband, television, radio or other communication services enjoyed by occupants of nearby properties.
 - e. Non-commercial usage exemption. Borough residents utilizing satellite dishes and antennas for the purpose of maintaining television, phone, radio, and/or internet connections at their respective residences shall be exempt from the regulations enumerated in this section of the Zoning Ordinance.
 - f. Radio frequency emissions. A Wireless Communications Facility shall not, by itself or in conjunction with other Wireless Communications Facility(ies), generate radio frequency emissions in excess of the standards and regulations of the FCC, including but not limited to, the FCC Office of Engineering Technology Bulletin 65 entitled "Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields," as amended.

- g. Historic Buildings or Districts. The siting and construction of any type of Wireless Communications Facility is strictly prohibited in the H-1 Historic District. Furthermore, no WCF shall be located upon a property, and/or on a building or structure that is listed on either the National or Pennsylvania Registers of Historic Places, or is included in the official historic structures and/or historic districts list maintained by the Borough.
- h. Insurance. Each Person that owns or operates a Wireless Communications Facility shall provide the Borough with a certificate of insurance evidencing general liability coverage in the minimum amount of \$1,000,000 per occurrence and property damage coverage in the minimum amount of \$1,000,000 per occurrence covering the Wireless Communications Facility.
- i. Maintenance. To the extent permitted by law, the following maintenance requirements shall apply:
- (1) The Wireless Communications Facility shall be fully automated and unattended on a daily basis and shall be visited only for maintenance or emergency repair.
 - (2) Such maintenance shall be performed to ensure the upkeep of the facility in order to promote the safety and security of the Borough's residents.
 - (3) All maintenance activities shall utilize nothing less than the best available technology for preventing failures and accidents.
- j. Permit fees. The Borough may assess appropriate and reasonable permit fees directly related to the Borough's actual costs in reviewing and processing the application for approval of a Wireless Communications Facility, as well as related inspection, monitoring, and related costs.
- k. Retention of experts. The Borough may hire any consultant and/or expert necessary to assist the Borough in reviewing and evaluating the application for approval of a Wireless Communications Facility and, once approved, in reviewing and evaluating any potential violations of the terms and conditions of these provisions. The Applicant and/or owner of the WCF shall reimburse the Borough for all costs of the Borough's consultant(s) in providing expert evaluation and consultation in connection with these activities.
- l. Inspection. The Borough reserves the right to inspect any WCF to ensure compliance with the provisions of the Zoning Ordinance and any other provisions found within the Borough Code or state or federal law. The Borough and/or its agents shall have the authority to enter the property upon which a WCF is located at any time, upon reasonable notice to the operator, to ensure such compliance.
- m. Financial security. Prior to receipt of a zoning permit for the construction or placement of a Wireless Communications Facility, the Applicant shall provide to the Borough financial security sufficient to guarantee the removal of the Wireless Communications Facility. Said financial security shall remain in place until the Wireless Communications Facility is removed.
- n. Indemnification. Each person that owns or operates a Wireless Communications Facility shall, at its sole cost and expense, indemnify, defend and hold harmless the Borough, its elected and appointed officials, employees and agents, at all times against any and all claims for personal injury, including death, and property damage arising in whole or in part from, caused by or connected with any act or omission of the person, its officers, agents, employees or contractors arising out of, but not limited to, the construction, installation, operation, maintenance or removal of the Wireless Communications Facility. Each person that owns or operates a Wireless Communications Facility shall defend any actions or proceedings against the Borough in which it is claimed that personal injury, including death, or property damage was caused by the construction, installation, operation, maintenance or removal of a Wireless Communications Facility. The obligation to indemnify, hold harmless and defend shall include, but not be limited to, the obligation to pay judgments, injuries, liabilities, damages,

reasonable attorneys' fees, reasonable expert fees, court costs and all other costs of indemnification.

- o. Removal. In the event that use of a Wireless Communications Facility is discontinued, the owner shall provide written notice to the Borough of its intent to discontinue use and the date when the use shall be discontinued. Unused or abandoned WCF or portions of WCF shall be removed as follows:
 - (1) All abandoned or unused Commercial Communication Antennas and Related Equipment shall be removed within two (2) months of the cessation of operations at the site unless a time extension is approved by the Borough. Abandoned or unused Commercial Communication Towers shall be removed within six (6) months of the cessation of operations.
 - (2) If the Wireless Communications Facility or Related Equipment is not removed within the applicable timeframe specified herein, or within any longer period approved by the Borough, the Wireless Communications Facility and/or Related Equipment may be removed by the Borough and the cost of removal assessed against the owner of the WCF.
 - (2) In addition to the provisions listed in §138(A)(1)(a-j), the following shall apply to all Wireless Communications Facilities Located in the Public Rights-of-Way
 - a. Co-location. Proposed Wireless Communications Facility shall be co-located on existing Wireless Support Structures when possible. Commercial Communication Antennas in the ROW shall be co-located on existing poles, such as existing utility poles or light poles. If co-location is not technologically feasible, the Applicant, with the Borough's approval, shall locate its proposed facility on existing poles or freestanding structures that do not already act as Wireless Support Structures.
 - b. Design Requirements:
 - (1) WCF installations located above the surface grade in the public ROW including, but not limited to, those on streetlights and joint utility poles, shall consist of equipment components that are no more than six (6) feet in height and that are compatible in scale and proportion to the structures upon which they are mounted. All equipment shall be the smallest and least visibly intrusive equipment feasible.
 - (2) Wireless Communications Facilities and Related Equipment shall be treated to match the supporting structure and may be required to be painted, or otherwise coated, to be visually compatible with the support structure upon which they are mounted.
- c. Time, Place and Manner. The Borough shall determine the time, place and manner of construction, maintenance, repair and/or removal of all Wireless Communications Facilities in the ROW based on public safety, traffic management, physical burden on the ROW, and related considerations. For public utilities, the time, place and manner requirements shall be consistent with the police powers of the Borough and the requirements of the Public Utility Code.
- d. Equipment Location. Wireless Communications Facilities and Related Equipment shall be located so as not to cause any physical or visual obstruction to pedestrian or vehicular traffic, or to otherwise create safety hazards to pedestrians and/or motorists or to otherwise inconvenience public use of the ROW as determined by the Borough. In addition:
 - (1) In no case shall ground-mounted Related Equipment, walls, or landscaping be located within eighteen (18) inches of the face of the curb or within an easement extending onto a privately-owned lot;
 - (2) Ground-mounted Related Equipment that cannot be placed underground shall be screened, to the fullest extent possible, through the use of landscaping or other decorative features to the satisfaction of the Borough.

- Required electrical meter cabinets shall be screened to blend in with the surrounding area to the satisfaction of the Borough.
- (3) Any graffiti on any Wireless Support Structures or any Related Equipment shall be removed at the sole expense of the owner.
 - (4) Any proposed underground vault related to Wireless Communications Facilities shall be reviewed and approved by the Borough.
- e. Relocation or Removal of Facilities. Within two (2) months following written notice from the Borough, or such longer period as the Borough determines is reasonably necessary or such shorter period in the case of an emergency, an owner of a Wireless Communications Facility in the ROW shall, at its own expense, temporarily or permanently remove, relocate, change or alter the position of any Wireless Communications Facility when the Borough, consistent with its police powers and applicable Public Utility Commission regulations, shall have determined that such removal, relocation, change or alteration is reasonably necessary under the following circumstances:
- (1) The construction, repair, maintenance or installation of any Borough or other public improvement in the right-of-way;
 - (2) The operations of the Borough or other governmental entity in the Right-of-Way;
 - (3) Vacation of a street or road or the release of a utility easement; or
 - (4) An Emergency as determined by the Borough.
- f. Reimbursement for ROW use. In addition to permit fees, every Wireless Communications Facility in the ROW is subject to the Borough's right to fix annually a fair and reasonable fee to be paid for use and occupancy of the ROW. Such compensation for ROW use shall be directly related to the Borough's actual ROW management costs including, but not limited to, the costs of the administration and performance of all reviewing, inspecting, permitting, supervising and other ROW management activities by the Borough. The owner of each Wireless Communications Facility shall pay an annual fee to the Borough to compensate the Borough for the Borough's costs incurred in connection with the activities described above.
- B. Specific Regulations Pertaining to Commercial Communication Antennas
- (1) In addition to all applicable regulations in §138(A), the following shall apply to Commercial Communication Antennas that do not fall under the Pennsylvania Wireless Broadband Collocation Act:
 - a. Permitted by Conditional Use. Commercial Communication Antennas shall be located on light poles and traffic lights. If such placement is not possible, Commercial Communication Antennas are permitted by Conditional Use in all zones subject to the restrictions and conditions prescribed below and subject to applicable permitting by the Borough. Any Applicant proposing the construction of a new Commercial Communication Antenna, or the modification of an existing Commercial Communication Antenna, shall first obtain Conditional Use permission from the Borough. New constructions, modifications, and replacements that fall under the WBCA shall be not be subject to the Conditional Use process. The Conditional Use application shall demonstrate that the proposed facility complies with all applicable provisions in the Bloomfield Borough Zoning Ordinance.
 - b. Prohibited on Certain Structures. No Commercial Communication Antenna shall be located on single-family detached residences, single-family attached residences, or any residential accessory structure.

- c. Stealth Technology. Commercial Communication Antennas shall employ Stealth Technology and shall be treated to match the Wireless Support Structure in order to minimize aesthetic impact. The application of the Stealth Technology chosen by the Applicant shall be subject to the approval of the Borough.
- d. Timing of approval for co-location applications that do not fall under the WBCA. Within thirty (30) calendar days of the date that an application for a Commercial Communication Antenna is filed with the Borough, the Borough shall notify the Applicant in writing of any information that may be required to complete such application. Within ninety (90) calendar days of receipt of a complete application, the Borough shall make its final decision on whether to approve the application and shall advise the Applicant in writing of such decision.
- e. Development Regulations. Commercial Communication Antennas shall be co-located on existing Wireless Support Structures, such as existing buildings or Commercial Communication Towers, subject to the following conditions:
 - (1) The total height of any Wireless Support Structure and mounted WCF shall not exceed twenty (20) feet above the maximum height permitted in the underlying zoning district, unless the Applicant applies for, and subsequently obtains, a variance.
 - (2) In accordance with industry standards, all Applicants must submit documentation to the Borough justifying the total height of the Commercial Communication Antenna. Such documentation shall be analyzed in the context of such justification on an individual basis.
- f. Replacement and Modification.
 - (1) To the extent permitted by law, the removal and replacement of Commercial Communication Antennas and/or Related Equipment for the purpose of upgrading or repairing the WCF is permitted, so long as such repair or upgrade does not Substantially Change the overall size of the WCF or the number of Commercial Communication Antennas.
 - (2) Any material modification to a WCF shall require notice to be provided to the Borough, and possible supplemental permit approval to the original permit or authorization.
- (2) The following regulations shall apply to all co-located Commercial Communication Antennas that fall under the Pennsylvania Wireless Broadband Collocation Act and FCC's October 2014 Report and Order.
 - a. Permit required. Applicants proposing the modification of an existing Commercial Communication Tower shall obtain a building permit from the Borough. In order to be considered for such permit, the Applicant must submit a permit application to the Borough in accordance with applicable permit policies and procedures.
 - b. Timing of approval for applications that fall under the WBCA. Within thirty (30) calendar days of the date that an application for a Commercial Communication Antenna is filed with the Borough, the Borough shall notify the Applicant in writing of any information that may be required to complete such application. Within sixty (60) calendar days of receipt of a complete application, the Borough shall make its final decision on whether to approve the application and shall advise the Applicant in writing of such decision.
 - c. Permit fees. The Borough may assess appropriate and reasonable permit fees directly related to the Borough's actual costs in reviewing and processing the application for approval of a Commercial Communication Antenna or \$1,000, whichever is less.
- C. Specific Requirements for All Commercial Communication Towers.
 - (1) In addition to the regulations enumerated in §138(A)(1), the following regulations shall apply to all Commercial Communication Towers:

- a. Notice. Upon submission of an application for a Commercial Communication Tower and the scheduling of the public hearing upon the application, the Applicant shall mail notice to all owners of every property within five hundred (500) feet of the proposed facility. The Applicant shall provide proof of the notification to the Borough.
- b. Conditional Use Authorization Required. Commercial Communication Tower are permitted by Conditional Use, and at a height necessary to satisfy their function in the Applicant's wireless communications system. No Applicant shall have the right under these regulations to erect a tower to the maximum height specified in this section unless it proves the necessity for such height. The Applicant shall demonstrate that the Commercial Communication Tower is the minimum height necessary for the service area.
 - (1) Prior to Council's approval of a Conditional Use authorizing the construction and installation of Commercial Communication Tower, it shall be incumbent upon the Applicant for such Conditional Use approval to prove to the reasonable satisfaction of the Council that the Applicant cannot adequately extend or infill its communications system by the use of equipment such as redoes, repeaters, Commercial Communication Antennas and other similar equipment installed on existing structures, such as utility poles or other available tall structures. The Applicant shall further demonstrate that the proposed Commercial Communication Tower must be located where it is proposed in order to serve the Applicant's service area and that no other viable alternative location exists.
 - (2) The Conditional Use application shall be accompanied by a propagation study evidencing the need for the proposed tower or other communication facilities and equipment, a description of the type and manufacturer of the proposed transmission/radio equipment, the frequency range (megahertz band) assigned to the Applicant, the power in watts at which the Applicant transmits, and any relevant related tests conducted by the Applicant in determining the need for the proposed site and installation.
 - (3) Where the Commercial Communication Tower is located on a property with another principal use, the Applicant shall present documentation to the Borough Council that the owner of the property has granted an easement for the proposed WCF and that vehicular access will be provided to the facility.
 - (4) The Conditional Use application shall be accompanied by documentation demonstrating that the proposed Commercial Communication Tower complies with all applicable provisions in the Bloomfield Borough Zoning Code.
- c. Engineer Inspection. Prior to the Borough's issuance of a permit authorizing construction and erection of a Commercial Communication Tower, a structural engineer registered in Pennsylvania shall issue to the Borough a written certification of the proposed WCF's ability to meet the structural standards offered by either the Electronic Industries Association or the Telecommunication Industry Association and certify the proper construction of the foundation and the erection of the structure. This certification shall be provided during the conditional hearings, or at a minimum, be made as a condition attached to any approval given such that the certification be provided prior to issuance of any building permits.
- d. Visual Appearance. Commercial Communication Towers and their Related Equipment shall employ Stealth Technology. They shall be aesthetically and architecturally compatible with the surrounding environment and shall maximize the use of a like facade to blend with the existing surroundings and neighboring buildings to the greatest extent possible. Borough Council shall consider the type of Stealth Technology chosen by the Applicant in its consideration of the Applicant's Conditional Use application.

- e. Co-location and siting. An application for a new Commercial Communication Tower shall demonstrate that the proposed Commercial Communication Tower cannot be accommodated on an existing or approved structure or building, or sited on land owned by Bloomfield Borough. Borough Council may deny an application to construct a new Commercial Communication Tower if the Applicant has not made a good faith effort to mount the Commercial Communication Antenna(s) on an existing structure or Wireless Support Structure. The Applicant shall demonstrate that it contacted the owners of tall structures, buildings, and towers within a one half (1/2) of a mile radius of the site proposed, sought permission to install an antenna on those structures, buildings, and towers and was denied for one of the following reasons:
- (1) The proposed antenna and Related Equipment would exceed the structural capacity of the existing building, structure or tower, and its reinforcement cannot be accomplished at a reasonable cost.
 - (2) The proposed antenna and Related Equipment would cause radio frequency interference with other existing equipment for that existing building, structure, or tower and the interference cannot be prevented at a reasonable cost.
 - (3) Such existing buildings, structures, or towers do not have adequate location, space, access, or height to accommodate the proposed equipment or to allow it to perform its intended function.
 - (4) A commercially reasonable agreement could not be reached with the owner of such building, structure, or tower.
- f. Permit Required for Modifications. To the extent permissible under applicable state and federal law, any Applicant proposing the modification of an existing Commercial Communication Tower, which increases the overall height of such WCF, shall first obtain a building permit from the Borough. Non-routine modifications shall be prohibited without such permit.
- g. Gap in Coverage. An Applicant for a Commercial Communication Tower must demonstrate that a significant gap in wireless coverage exists in the applicable area and that the type of WCF being proposed is the least intrusive means by which to fill that gap in wireless coverage. The existence or non-existence of a gap in wireless coverage shall be a factor in the Borough's decision on an application for approval of Commercial Communication Tower.
- h. Additional Antennas. As a condition of approval for all Commercial Communication Tower, the Applicant shall provide the Borough with a written commitment that it will allow other service providers to co-locate antennas on Commercial Communication Towers where technically and economically feasible. To the extent permissible by law, the owner of a Commercial Communication Tower shall not install any additional antennas without obtaining the prior written approval of the Borough.
- i. Height. Any Commercial Communication Tower shall be designed at the minimum functional height. In all Zoning Districts the maximum height of any new Commercial Communication Tower shall be two hundred (200) feet. An existing tower may be modified or extended to a height not to exceed a total height of two hundred fifteen (215) feet, to accommodate the co-location of additional communications antennas. Commercial Communication Towers in the ROW shall not exceed a height equal to that of utility poles and/or light poles within one-tenth (1/10) of a mile from the proposed Commercial Communication Tower site.
- j. Related Equipment. Either one single-story wireless communications equipment building not exceeding 500 square feet in area or up to five metal boxes placed on a concrete pad not exceeding 10 feet by 20 feet in area housing the receiving and transmitting equipment may be located on the site for each unrelated company sharing Commercial Communication antenna(e) space on the Commercial Communication Tower.

- k. Signs. All Commercial Communication Towers shall post a sign in a readily visible location identifying the name and phone number of a party to contact in the event of an emergency. The only other signage permitted on the WCF shall be those required by the FCC, or any other federal or state agency.
 - l. Lighting. No Commercial Communication Tower shall be artificially lighted, except as required by law. If lighting is required, the Applicant shall provide a detailed plan for sufficient lighting, demonstrating as unobtrusive and inoffensive an effect as is permissible under state and federal regulations. The Applicant shall promptly report any outage or malfunction of FAA-mandated lighting to the appropriate governmental authorities and to the Borough Manager.
 - m. Noise. Commercial Communication Towers shall be operated and maintained so as not to produce noise in excess of applicable noise standards under state law and the Borough Code, except in emergency situations requiring the use of a backup generator, where such noise standards may be exceeded on a temporary basis only.
 - n. Timing of Approval. Within thirty (30) calendar days of the date that an application for a Commercial Communication Tower is filed with the Borough, the Borough shall notify the Applicant in writing of any information that may be required to complete such application. All applications for Commercial Communication Towers shall be acted upon within one hundred fifty (150) days of the receipt of a fully completed application for the approval of such Commercial Communication Towers and the Borough shall advise the Applicant in writing of its decision.
 - o. Non-Conforming Uses. Non-conforming Commercial Communication Towers which are hereafter damaged or destroyed due to any reason or cause may be repaired and restored at their former location, but must otherwise comply with the terms and conditions of this section.
 - p. FCC License. Each person that owns or operates a Commercial Communication Tower over forty (40) feet in height shall submit a copy of its current FCC license, including the name, address, and emergency telephone number for the operator of the facility.
- (2) In addition to the requirements enumerated in §138(A)(1) and §138(C)(1), the following regulations shall apply to Commercial Communication Towers located outside the Public Rights-of-Way:
- a. Development Regulations.
 - (1) Commercial Communication Tower shall not be located within seventy-five (75) feet of, an area in which all utilities are located underground.
 - (2) Commercial Communication Towers are permitted by Conditional Use, outside the public Rights-of-Way in the following zoning districts and may not be located within one hundred (100) feet of the boundary of such applicable zoning district:
 - (a) A-1 Agricultural District
 - (b) I-1 Industrial District
 - (c) OS Open Space (Conservation) District
 - (3) Sole use on a lot. A Commercial Communication Tower shall be permitted as a sole use on a lot, provided that the underlying lot meets the minimum size specifications set forth in the Borough Zoning Code.
 - (4) Combined with another use. A Commercial Communication Tower may be permitted on a property with an existing use, or on a vacant parcel in combination with another use, except residential, subject to the following conditions:
 - (a) The existing use on the property may be any permitted use in the applicable district, and need not be affiliated with the WCF.

- (b) Minimum lot area. The minimum lot shall comply with the requirements for the applicable district and shall be the area needed to accommodate the Commercial Communication Tower and guy wires, the equipment building, security fence, and buffer planting if the proposed WCF is greater than forty (40) feet in height.
- (c) Minimum setbacks. The minimum distance between the base of a Commercial Communication Tower and any adjoining property line or street right-of-way line shall be equal to one hundred percent (100%) of the height of the Commercial Communication Tower or the minimum front yard setback of the underlying zoning district, whichever is greatest. Where the site on which a Commercial Communication Tower is proposed to be located is contiguous to an educational use, child day-care facility, or agriculture or residential use, the minimum distance between the base of a Commercial Communication Tower and any such adjoining uses shall equal two hundred fifty (250) feet, regardless of the height of the Commercial Communication Tower, unless it is demonstrated to the reasonable satisfaction of the Council that in the event of failure the WCF is designed to collapse upon itself within a setback area less than the required minimum setback without endangering such adjoining uses and their occupants.
- b. Design Regulations.
- (1) The WCF shall employ the most current Stealth Technology available in an effort to appropriately blend into the surrounding environment and minimize aesthetic impact. Application of the Stealth Technology chosen by the Applicant shall be subject to the approval of the Borough.
- (2) To the extent permissible by law, any height extensions to an existing Commercial Communication Tower shall require prior approval of the Borough.
- (3) Any proposed Commercial Communication Tower shall be designed structurally, electrically, and in all respects to accommodate both the Applicant's antennas and comparable antennas for future users.
- (4) Any Commercial Communication Tower over forty (40) feet in height shall be equipped with an anti-climbing device, as approved by the manufacturer.
- c. Surrounding Environs.
- (1) The Applicant shall ensure that the existing vegetation, trees and shrubs located within proximity to the WCF structure shall be preserved to the maximum extent possible.
- (2) The Applicant shall submit a soil report to the Borough complying with the standards of Appendix I: Geotechnical Investigations, ANSI/EIA-222; as amended, to document and verify the design specifications of the foundation of the Commercial Communication Tower, and anchors for guy wires, if used.
- d. Fence/Screen.
- (1) A security fence with a minimum height of ten (10) feet shall completely surround any Commercial Communication Tower greater than forty (40) feet in height, as well as guy wires, or any building housing WCF equipment.
- (2) Landscaping shall be required to screen as much of a newly constructed Commercial Communication Tower as possible. Borough Council may permit any combination of existing vegetation, topography, walls, decorative fences or other features instead of landscaping, if, in the discretion of the Council, they achieve the same degree of screening. Existing vegetation shall be preserved to the maximum extent possible.

- e. Related Equipment.
 - (3) Ground-mounted Related Equipment associated to, or connected with, a Commercial Communication Tower shall be placed underground or screened from public view using Stealth Technologies, as described herein.
 - (4) All Related Equipment and associated structures shall be architecturally designed to blend into the environment in which they are situated and shall meet the minimum building setback requirements of the underlying zoning district.
- f. Access Road. An access road, turnaround space and parking shall be provided to ensure adequate emergency and service access to Commercial Communication Tower. The access road shall be a dust-free all-weather surface for its entire length. Maximum use of existing roads, whether public or private, shall be made to the extent practicable. Road grades shall closely follow natural contours to assure minimal visual disturbance and minimize soil erosion. Where applicable, the WCF owner shall present documentation to the Borough that the property owner has granted an easement for the proposed facility.
- g. Parking. For each Commercial Communication Tower greater than forty (40) feet in height, there shall be two off-street parking spaces.
 - (3) In addition to the requirements enumerated in §138(A)(2) and §138(C)(1), the following regulations shall apply to Commercial Communication Towers located in the Public Rights-of-Way.
 - a. Location and development standards.
 - (1) Commercial Communication Towers in the ROW are prohibited in areas in which utilities are located underground.
 - (2) Commercial Communication Towers shall not be located in the front façade area of any structure.
 - (3) Commercial Communication Towers shall be permitted along certain roads throughout the Borough, regardless of the underlying zoning district, provided that they are not situated within fifty (50) feet of an area in which utilities are underground. A listing of such permitted roads is adopted via Resolution of Borough Council and kept on file at the Borough Office.
 - b. Additional design regulations.
 - (1) The WCF shall employ the most current Stealth Technology available in an effort to appropriately blend into the surrounding environment and minimize aesthetic impact. The application of the Stealth Technology chosen by the Applicant shall be subject to the approval of the Borough.
 - (2) Commercial Communication Towers in the ROW shall not exceed a height comparable to that of light poles and/or utility poles located within one-tenth (1/10) of a mile from the proposed site of the Commercial Communication Tower.
 - (3) To the extent permissible under state and federal law, any height extensions to an existing Commercial Communication Tower shall require prior approval of the Borough, and shall not increase the overall height of the Commercial Communication Tower to more than forty (40) feet.
 - (4) Any proposed Commercial Communication Tower shall be designed structurally, electrically, and in all respects to accommodate both the Applicant's antennas and comparable antennas for future users.

(Ord. 323, 11/1/2016, §3; as amended by Ord. 358, 06/07/2022, §139B)

§138.C. Wireless Communications Facilities - Miscellaneous Requirements

- A. Police powers. The Borough, by granting any permit or taking any other action pursuant to this chapter, does not waive, reduce, lessen or impair the lawful police powers vested in the Borough under applicable federal, state and local laws and regulations.
- B. Severability. If any section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason held illegal or invalid by any court of competent jurisdiction, such provision shall be deemed a separate, distinct and independent provision, and such holding shall not render the remainder of this Chapter invalid.
- C. Effective Date. This [2016 Wireless Communications] Ordinance shall become effective thirty (30) days after enactment by the Borough Council of Bloomfield Borough.

(Ord. 323, 11/1/2016, §4)

§139 Solar Energy Systems

- A. **Rooftop mounted** Solar panels or photovoltaic (PV) roofing materials are permitted in **all zoning districts** on existing or approved buildings when mounted flat against the existing slope of the roof. Angled mounting, but not elevated, (no greater than a total angle of 40 degrees) of rooftop solar panels is permitted in all districts, excluding the H-1 District visible on N. or S. Main Streets and N. or S. Carlisle Streets. All panels must be securely mounted using purpose made mounting materials.
- B. **Vertical, horizontal, or angled ground mounted solar energy configurations for predominately on-site consumption** ('Accessory') needs are permitted in **all zoning districts** subject to the following limitations and constraints: No solar systems may be installed in front of the principle building nor in front of the building setback line. Side and rear setbacks may be as little as 8 feet where the installation measures 10 feet high or less and district building setbacks apply for installations up to a maximum height of 18 feet. Total ground coverage per lot, including separation rows and drip lines from panels, may not exceed 1,000 sq. ft. in Agricultural (A-1) Districts and 100 sq. ft. in Residential Districts and other districts.
- C. **Special Exceptions** may be granted by the Zoning Hearing Board for proposed solar production designed for predominately **on-site use** under the following conditions: if neighboring property owners provide written consent, and the sq. ft. and height limitations are in conformance but the setbacks do not fully conform to another above listed standard.
- D. **Utility Scale or Community Scale** solar energy systems which are not exclusively roof mounted shall only be installed in **Industrial districts (I-1)**. **Land Development Plans** in accordance with PA and municipal ordinance apply.
- E. Zoning Permits are required.

(Ord. 368, 11/07/2023, §139)

§140 Fences and Walls

- A Fences and Walls are permitted by right in all districts. Unless otherwise stated herein, all Fences and Walls require a zoning permit, regardless of whether a building permit is also needed.
 - (1) Zoning Officer may waive the zoning permit and/or the zoning permit fee for fences less than 3 feet and walls less than 2 feet, when not located in the front yard or on a property line and deemed by the Zoning Officer to be ornamental. All fences and wall heights shall be measured by the average surrounding ground level.

- (2) It shall be unlawful to vary materially from the approved submitted plans and specifications unless such variations are submitted in an amended application to the Zoning Officer and approved by this official.
- (3) Fences and Walls that have deteriorated, in the sole discretion of the Zoning Officer or Code Enforcement Officer, shall be replaced or removed.
- B No fence, wall, or structure shall be permitted or erected within an existing street or alley right-of-way, or in a public or private drainage, utility or access easement, unless otherwise required by this Ordinance or other (municipality) ordinance. Where the street right-of-way is unclear, no fence or wall shall be permitted or erected within six (6) feet of the curb or edge of the street. Any such structure erected in violation of this section shall be removed or relocated at the owner's expense.
- C Fence materials. Any Fence or Wall shall be durably constructed and well-maintained. Fence and Wall material must be approved by the Borough. No Fence or Wall shall be constructed out of corrugated metal, corrugated fiberglass, sheet metal, barbed wire, fabric, wood pallets, junk, junk and/or abandoned vehicles, appliances, tanks, brush, drums or barrels. Chain link Fences shall not be allowed in the front yard in any district.
- If a Fence has a more finished side, the more finished side shall face toward the neighboring properties or street. Fence supports should be placed on the inside of the Fence. If the Fence is wood cover or wood composite on wood or wood composite frame, the framework must face onto the interior of the lot unless the Fence is so designed as to provide equal frame and cover area to adjoining yards.
- D Fence colors. Fencing colors may vary with the goal of blending into the surrounding area and any color that is neon or extremely vivid is prohibited.
- E Setbacks. A Fence shall not be required to comply with minimum setbacks for accessory structures unless otherwise required. A minimum one-foot setback between adjoining properties is recommended for maintenance purposes. A Fence shall be located on the inside of any buffer plantings.
- A Fence may be constructed up to a lot line, except as follows:
- (1) A Fence may be constructed on the lot line with mutual consent of the adjacent property owner; and
- (2) A Fence may be constructed along the right-of-way of an alley, provided there is not an obstruction of safe sight distances and provided there is a setback of at least three feet from the right-of-way of the alley. A lesser setback may be permitted from an alley when fencing is installed directly in line with an existing building and not at any intersection of another alley or street.
- F No Fence or Wall or landscaping/hedge shall obstruct any sight distance required by this Chapter and must meet the intersection visibility requirements of this Chapter.
- G A temporary Fence is permitted for no longer than 90 days unless otherwise required as part of a permitted building project. All other Fences shall be permanent and affixed in a safe manner.
- H Residential and/or Historic District.
- (1) Any Fence located in the front yard of a lot in a Residential or Historic district shall not exceed four feet in height and shall be an open-type of decorative Fence (such as picket, wrought iron, vinyl post, or split rail) with a minimum ratio of 1:1 open to structural areas. Mostly transparent wire mesh may be placed on the inside of such a front yard Fence.

- (2) Fences in the front yard with less than a 1:1 of open to structural areas may be permitted at less than the four feet maximum height (subject to design review). Fences in the front yard of solid design shall not exceed three feet in height and be behind front building setbacks (as if they were walls).
 - (3) A Fence located in a Residential or Historic district in a location other than the front yard shall have a maximum height of six feet.
 - (4) On a corner lot in a Residential or Historic district, a Fence or Wall shall meet the same requirements along both streets as would apply within a front yard. However, a Fence behind the building setbacks that extends only behind the rear of a dwelling or other principal building may have a maximum height of six feet facing one of the streets, and may be solid in design, provided it is not located in the yard that is parallel to the front of the building.
- I Non-residential districts. A Fence or Wall that is not in the Historic district or a Residential district shall have a maximum height of six feet.
- J In any district, a taller Fence height than is generally allowed by this Chapter may be approved where the applicant proves to the Borough that such taller height is necessary to protect public safety around a specific hazard (such as an electric substation or to prevent baseballs from entering into a street).
- K Electrically charged fences. Electrically charged aboveground Fences shall only be used in A-1 Districts to contain farm animals, and shall be of such low intensity that they will not permanently injure humans. Underground Fences to contain animals are not regulated by this chapter.
- L Walls.
- (1) Engineered retaining Walls necessary to hold back slopes are exempted from setback regulations and the height restrictions of this section, and are permitted by right in all districts. However, if a retaining Wall is over eight feet in height as viewed from a dwelling, it shall be set back a distance equal to its maximum height from a lot line of an existing dwelling.
 - (2) Other than a necessary retaining Wall, no Wall of greater than three feet height shall be located in the required minimum front yard or minimum accessory structure setback in a residential or Historic district, except as a backing for a permitted sign.
 - (3) The construction or alteration of any wall greater than two feet height require a building permit
 - (4) A combination of a Fence attached to the top of a Wall shall be regulated as follows: the wall height and placement shall comply with standards set forth here for walls. Fencing on top of a wall may have a maximum combined wall+fence height as permitted herein for fencing. Use of this design in front yards shall only utilize open type fencing (with a minimum ratio of 1:1 open to structural areas) unless situated in a non-residential district.
 - (5) Walls that are structurally part of a building shall be regulated as part of that building.

(Ord. 374, 06/04/2024, §140)

Part 13**Nonconforming Buildings, Uses and Lots****§141. Continuance**

Except as otherwise provided in this ordinance the lawful use of buildings, structures and/or other improvements existing at the date of the adoption of this ordinance in 1975 may be continued, although such improvement or its use does not conform to the regulations specified by this ordinance for the district in which it is located.

(Ord. 131, 7/8/1975, Art. XIII, §13.01; as amended by Ord. 358, 06/07/2022, §141; as amended by Ord. 368, 11/07/2023, §141)

§142. Abandonment

A nonconforming use shall be adjudged as abandoned when there occurs a cessation of any such use or activity by an apparent act or failure to act on the part of the tenant or owner to reinstate such use within a period of one year from the date of cessation or discontinuance. Such use shall not thereafter be reinstated, and the structure shall not be re-occupied except in conformance with this ordinance.

(Ord. 131, 7/8/1975, Art. XIII, §13.02)

§143. Restoration

If any nonconforming building shall be destroyed by reason of windstorm, fire, explosion or other natural act or by act of the public enemy to an extent of more than 60% of the building, then such destruction shall be deemed complete destruction and the structure may not be rebuilt, restored or repaired to its original limitations without conforming to this ordinance.

Any enlargement or addition shall not be allowed except on conformity with the regulations of this ordinance. Nothing in this ordinance shall prevent the strengthening or restoring to a safe condition any wall, floor or roof which has been declared unsafe by the Building Inspector.

(Ord. 131, 7/8/1975, Art. XIII, §13.03; as amended by Ord. 358, 06/07/2022, §143)

§144. Reversion

No nonconforming use shall, if once changed into a conforming use, be changed back again into a nonconforming use.

(Ord. 131, 7/8/1975, Art. XIII, §13.04)

§145. Alterations

Nonconforming building setbacks may not be decreased except upon special exception or variance granted by approval of the Zoning Hearing Board, in accordance with the law and this ordinance.

A nonconforming building may be altered or improved, provided that the alteration or improvement does not amount to a substantial increase of a nonconforming use; but if such alterations or improvement involve any increase in lands so used or in the cubic content of the buildings so used, the permit for the alteration or improvement shall be issued only upon special exception granted in accordance with law. In addition, the following criteria shall apply:

- A. The proposed alteration shall be within the lot limits which existed for the property in question at the time of the adoption of this ordinance,
- B. The proposed alteration shall not exceed 25% of the gross floor area occupied by the nonconforming use at the time of the enactment of this ordinance (in 1975), subject to the approval of the Zoning Hearing Board,

No proposed alteration shall cause an increased detrimental effect on the surrounding neighborhood.

(Ord. 131, 7/8/1975, Art. XIII, §13.05; as amended by Ord. 358, 06/07/2022, §145)

§146. Construction Approved Prior to Ordinance

- A. Nothing herein⁴⁵ contained shall require any change in plans, construction or designated use of a building for which a building permit has been heretofore issued and the construction of which shall have been diligently prosecuted within three months of the date of such permit and ground-story framework of which, including the second tier of beams, shall have been completed within six months of the date of the permit and which entire building shall be completed according to such plans as filed within one year from the date of this [1975] ordinance.
- B. Structures constructed before 1975, or as permitted above, situated against then-existing side alleys but not in adherence to currently listed side setbacks, shall not be deemed nonconforming for this reason alone. Any zoning or planning requests hereafter shall not use this issue as a sole reason for denying an otherwise permitted use.

(Ord. 131, 7/8/1975, Art. XIII, §13.06; as amended by Ord. 358, 06/07/2022, §146)

§147. District Changes

Whenever the boundaries of a district shall be changed so as to transfer an area from one district to another district of a different classification, the foregoing provisions shall also apply to any nonconforming uses existing therein or created thereby.

(Ord. 131, 7/8/1975, Art. XIII, §13.07)

§148. Discontinued Nonconforming Use of Open Space

In any district, any nonconforming sign, billboard, storage area (including but not limited to any outdoor storage that is not entirely shielded from public view in a manner approved by the Planning Commission), and similar nonconforming uses of open land not involving a substantial investment in permanent buildings, when inactive or discontinued for a period of six months or damaged to an extent of 60% or more of replacement costs, shall not be continued, repaired or reconstructed.

(Ord. 131, 7/8/1975, Art. XIII, §13.08; as amended by Ord. 358, 06/07/2022, §148)

⁴⁵In this Part, §§ 141 to 149 of this Chapter, in particular

§149. Use of Nonconforming Lots

- A. Lots of record in existence at the effective date of adoption of this ordinance in 1975 which do not meet the lot area or lot width requirements of the prevailing zoning district, and do not form part of a continuous frontage with other lots in the same ownership, may be utilized for the permitted uses within said district, however a nonconforming lot shall not be further reduced in size. (Ord. 131, 7/8/1975, Art. XIII, §13.09; as amended by Ord. 368, 11/07/2023, §149).
- B. Where two or more abutting lots of record are held in one ownership, either legal or equitable, or subsequently come to be held in one ownership, they shall be considered to be a single lot of record for the purpose of this ordinance; and the provisions of this ordinance shall not thereafter be circumvented or avoided by the willful sale or conveyance of a part or portion of any parcel or parcels. (Ord. 131, 7/8/1975, Art. XIII, §13.09)

§150. Correction or Abatement on Non-Conforming Uses

Land owners shall have 30 days⁴⁶ (7 days if cited as a health issue) to mitigate, correct, or eliminate a non-conforming use no longer deemed a ‘Continuance’⁴⁷ after written notice⁴⁸ by the Zoning Officer, Enforcement Officer or another authority representing the municipality. Examples of such correction or abatement may include orders to demolish, to remove, to secure, to repair, and/or to install and maintain an approved cover, screen, and/or buffer.

(Ord. 358, 06/07/2022, §150; as amended by Ord. 368, 11/07/2023, §150)

⁴⁶ Subject to ‘Appeal’, see §164 of this Chapter.

⁴⁷ Per §141 of this Chapter, subject to §§ 142-149 of this Chapter.

⁴⁸ Any means of ‘notice’ outlined in Chapter 9, §303, Notice of a Violation, are acceptable.

Part 14
Planned Residential Development

§151. Statement of Intent

- A. The intent of this Part⁴⁹ is to provide, in the case of planned projects of multiple acres, an added degree of flexibility in the placement, bulk and interrelationship of the buildings and uses within the planned project and the implementation of new design concepts, while at the same time maintaining the overall intensity of use, density of population and amounts of light, air, access and open space as specified by this ordinance⁵⁴ for the district in which the proposed project is to be located.
- B. The housing type, minimum lot area, yard, height and accessory uses shall be determined by the requirements and procedure set out below, which shall prevail over conflicting requirements of this ordinance or the regulations governing the subdivision of land.⁵⁰

(Ord. 131, 7/8/1975, Art. XI, §11.01; as amended by Ord. 358, 06/07/2022, §151)

§152. PRD Procedure – Pre-Application and Tentative Approval

- A. Pre-application conference (optional).
- (1) Purpose. Before submission of an Application for tentative approval, the applicant is strongly encouraged to have a meeting with the Bloomfield Borough Planning Commission, the Zoning Officer, the Borough Engineer, the Code Enforcement Officer, and such other personnel as may be necessary to determine the feasibility, suitability and timing of the application. The intent of this step is for the applicant to obtain information and guidance from municipal officials and staff before entering into any commitments or incurring substantial expenses with regard to the site and the PRD site plan preparation.
 - (2) Scheduling. The request for a pre-application conference with the Planning Commission shall be made at least 15 days prior to the date of a regularly scheduled Planning Commission meeting.
 - (3) Relationship to the formal review process. The submission of a pre-application conference request shall not be deemed the beginning of the time period for review as prescribed by law. The pre-application conferences are intended to be advisory only and shall not bind Bloomfield Borough to approve any Application for Development.
- B. Application Content for Tentative Approval. An application for a permit authorizing a ‘Conditional Use’ shall be made with the Municipality. This application shall contain at least the following:
- (1) 3 copies of the Application form, provided by Bloomfield Borough and completed by the applicant.
 - (2) A fee for the Application for Tentative approval of a Planned Residential Development in accordance with §156 of this Chapter.

⁴⁹ §§ 151 to 156 of this Chapter.

⁵⁰ See Chapter 21.

- (3) 5 copies of the following maps and information and additional information as required by the Preliminary Plan requirement of the Subdivision and Land Development Ordinance.
- a) A legal description of the property under consideration, which also shows the number of acres in the proposed Planned Residential Development and the current zoning district(s).
 - b) A vicinity map showing the location of the site in relation to the surrounding neighborhood.
 - c) A fully dimensioned map of the land, including topographic information at a contour interval of not less than two feet, and denoting natural features such as wetlands, flood plains, and/or steep slope areas (in excess of 15% slope).
 - d) A site plan showing the location of all existing and proposed principal and accessory buildings and structures, parking lots, buffer strips, plantings, streets, public ways and curb cuts.
 - e) Proposed reservations for parks, parkways, playgrounds, school sites, communal parking lots, and other open spaces, with an indication of the form of organization proposed to own and maintain the common open space.
 - f) Architectural sketches, at an appropriate scale, showing building height, bulk, and proposed use.
 - g) The feasibility of proposals for the disposition of sanitary waste and stormwater.
 - h) The substance of covenants, grants of easement or other restrictions proposed to be imposed upon the use of the land, buildings and structures, including proposed easements or grants for public utilities.
 - i) The required modifications in the land use regulations otherwise applicable to the subject property.
 - j) A schedule showing the proposed times within which applications for final approval of all phases of the planned residential development are intended to be filed if the development plans call for development over a period of years. This schedule shall be updated annually on the anniversary of its approval until the development is completed and accepted.
 - k) A written statement by the landowner setting forth the reasons why, in his opinion, a planned residential development would be in the public interest and would be consistent with the Comprehensive Plan for the development of the Borough.
- (4) 3 copies of a Community Impact Analysis: An analysis of the potential effects and impacts of the Planned Residential Development upon the following community facilities will be required:
- a) Transportation system;
 - b) Water supply;
 - c) Sewage disposal;
 - d) Public utilities, such as electricity, gas, telephone, cable television;
 - e) Solid waste disposal;

- f) Emergency services (i.e., police, fire, EMS);
 - g) School facilities and school district budget;
 - h) Recreation; and
 - i) (Municipality) revenue and expenses.
- C. Tentative Approval Procedure. The Borough Secretary shall refer the application to the Borough Planning Commission, the Perry County Planning Commission, and the Borough Engineer for study and recommendation.

To the extent that the application is administratively complete and the applicant or their agent cooperates in answering all questions, the County and Borough planning agencies shall be required to report to the Borough Council within 30 days or forfeit the right to review.

The Borough Council shall hold a public hearing within 60 days after the filing of the application for tentative approval in the manner prescribed in §170.D-E of this Chapter for the enactment of an amendment to the Zoning Ordinance.

The Borough Council may continue the hearing from time to time; provided, however, that, in any event, the public hearing or hearings shall be concluded within 60 days after the date of the first public hearing unless jointly agreed by the landowner and the governing body.

- D. Borough Council Report. After a study of the application and within 60 days following the conclusion of the public hearing provided for in this article or within 180 days after the date of filing of the application, whichever occurs first, , the Borough Council shall make a written report by certified mail to the applicant.

Said report will grant tentative approval of the development plan as submitted, grant tentative approval subject to specified conditions not included in the development plan as submitted or deny tentative approval to the development plan. Failure to so act within said period shall be deemed to be a grant of tentative approval of the development plan as submitted to the extent that the application proposes no greater development density or type of land use than as specified in the existing zoning district.

- E. If tentative approval is granted subject to conditions, the landowner may, within 30 days after receiving a copy of the official written report, notify the Borough Council of his refusal to accept all said conditions. If the landowner does not, within said period, notify the Borough Council of his refusal to accept all said conditions, tentative approval of the development plan, with all said conditions, shall stand as granted.

- F. The granting or denial of tentative approval by official written communication shall include conclusions and findings of fact related to the proposal and the reasons for the grant, with or without conditions, or the denial. Also contained in the communication shall be a statement of the respects in which the development plan is or is not in the public interest, including finding of facts and conclusions on the following:

- (1) In those respects, in which the development plan is or is not consistent with the Comprehensive Plan for the development of the Borough,
- (2) The extent to which the development plan departs from zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to density, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest,

- (3) The purpose, location and amount of the common open space in the planned residential development; the reliability of the proposals for maintenance and conservation of the common open space; and the adequacy or inadequacy of the amount and purpose of the common open space as related to the proposed density and type of residential development,
 - (4) The physical design of the development plan and the manner in which said design does or does not make adequate provision for public services; on-site stormwater management, provide adequate control over vehicular traffic and parking; and further the amenities of light and air, recreation and visual enjoyment,
 - (5) The relationship, beneficial or adverse, of the proposed planned residential development to the neighborhood in which it is proposed to be established,
 - (6) In the case of a development plan which proposed development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public and of the residents of the planned residential development in the integrity of the development plan,
 - (7) The time period within which an application for final approval shall be filed or, in the case of a development plan which provides for development over a period of years, the periods of time within which applications for final approval of each part thereof shall be filed. Except upon the consent of the landowner, the time so established shall not be less than three months and, in the case of the phased development, not less than 12 months for applications for each part of the plan.
- E. Tentative Approval -- Supplemental Information. The official written communication shall be certified by the secretary of the Borough and filed in his/her office. Where tentative approval has been granted, the same shall be noted on the Zoning Map. Tentative approval shall not qualify a plat of the planned residential development for recording, development or the issuance of any building permits. A plan which has received tentative approval as submitted, or which has been given tentative approval with conditions which have been accepted by the landowner (and provided that the landowner has not defaulted nor violated any of the conditions of the tentative approval), shall not be modified, revoked nor otherwise impaired by action of the Borough if the time periods for submission of final application specified in said written communication are being fulfilled without the consent of the applicant.
- In the event tentative approval was granted, but prior to final approval, and applicant elects to abandon said plan and notifies the Borough Council in writing or fails to file for final approval within the specified times, the tentative approval shall be deemed to be revoked; and all the area in the development plan which has not received final approval shall be subject to the Zoning Ordinance as otherwise applicable thereto and the same shall be noted on the Zoning Map and in the records of the secretary of the Borough.
- (Ord. 131, 7/8/1975, Art. XI, §11.02; as amended by Ord. 358, 06/07/2022, §152)

§153. PRD Procedure – Final Approval

- A. Application Content for Final Approval. An Application for final approval of a Planned Residential Development shall include the following:
- (1) 3 copies of the Application form as provided by Bloomfield and completed by the applicant.
 - (2) Application fee and review fees for final approval of a Planned Residential Development.
 - (3) 5 copies of Maps and information as required by the Bloomfield Borough Subdivision and Land Development Ordinance
 - (4) 2 copies of Final drawings including floor plans and elevations (but not including working drawings for buildings) for all structures and buildings, other than single-family detached dwellings, prepared by a professional engineer, including all proposed signs, all exterior illumination and all outside storage areas.
 - (5) The final plat for the Planned Residential Development shall contain those items approved in the Application for Tentative Approval and shall meet all requirements and contain all enclosures specified for final plat approval in the Bloomfield Borough Subdivision and Land Development Ordinance. Proposed grading shall be shown at a contour interval of 2 feet.
 - (6) 2 copies of a development schedule showing:
 - a) The order of construction of the proposed phases delineated in the final development plan.
 - b) The proposed date for the beginning of construction on said phases.
 - c) The proposed date for the completion of construction on said phases.
 - d) The proposed schedule for the construction and improvement of the common areas.
 - (7) Two (2) copies – Deed restriction proposals to preserve the character of the common areas. If the applicant elects the association or nonprofit corporation method of administering common areas, then the proposed bylaws of the association or the certificate of incorporation and the incorporated bylaws of the nonprofit corporation should be submitted. If the developer elects the condominium method of ownership of common areas, then the proposed declaration of condominium bylaws and related documents should be submitted.
 - (8) Instruments dedicating all public and private rights-of-way, easements and other public lots shown on the final development plan from all persons having any interest in said lots. Two (2) copies if separate from the Final Plat.
 - (9) Improvement Security. The developer shall guarantee the installation of the private and public improvements as specified in the final development plan by providing an improvements security in the amount of 110 % of the estimated cost of construction of the private and public improvements.

- (10) Two (2) copies - A title insurance policy or an attorney's certificate of title showing the status of the title to the site encompassed by the final development plan and all liens, encumbrances and defects, if any, in a form acceptable to the (municipality) Solicitor.
 - (11) Two (2) copies - Tax receipts. Paid receipts from the taxing bodies indicating taxes have been paid in full up to and including the current period.
 - (12) Two (2) copies - Evidence that a commitment from a responsible financial institution or entity has been issued to the developer for construction financing.
- B. Final Approval Procedure.
- (1) Unless otherwise specified in the official written communication granting tentative approval, the Application for final approval of a Planned Residential Development shall be submitted within six (6) months after tentative approval, unless the (governing body) grants an extension upon written request of the applicant to a date not to exceed eighteen (18) months from the date of Tentative Approval. Phased Planned Residential Developments, however, shall have applications for final approval made pursuant to the phase schedule set forth in the official written communication of the findings of the (governing body) with respect to Tentative Approval.
 - (2) The Borough Secretary shall refer the application to the Borough Planning Commission, and the County planning agency, and the Borough Engineer for study and recommendation. To the extent that the application is administratively complete and the applicant or their agent cooperates in answering all questions, the County and Borough planning agencies shall be required to report to the Borough Council within 30 days or forfeit the right to review. A public hearing on an application for final approval of the development plan or part thereof shall not be required, provided the development or part thereof submitted for final approval is in compliance with the development conditions attached thereto.
 - (3) The Bloomfield Borough Planning Commission shall, at its next regularly scheduled meeting after the filing of the Application for final approval, examine the application and determine if the application meets the criteria and includes the items required by the previous Subsection (regarding final approval) and if the Application for final approval complies with the conditions of tentative approval, if any. The Bloomfield Borough Planning Commission shall forward its written report to the Bloomfield Borough Council body), setting forth its findings and recommendations.
 - (4) When the final application has been filed, together with all drawings, specifications and other documents in support thereof, and as required by the ordinance and the official written communication of tentative approval, the Borough Council shall, within 45 days from the date of the regular meeting of the Borough Council or the Borough Planning Commission, whichever first reviews the application next following the date the application is filed, grant such development plan final approval, provided, however, that should the next regular meeting occur more than 30 days following the filing of the application, the 45-day period shall be measured from the 30th day following the day the application has been filed.

- (5) In the event the development plan as submitted contains variations from the development plan given tentative approval, Borough Council may refuse to grant final approval and shall, within 45 days from the date of the regular meeting of the Borough Council or the Borough Planning Commission, whichever first reviews the application next following the date the application is filed, so advise the landowner in writing of said refusal, setting forth in said notice the reasons why one or more of said variations are not in the public interest, provided, however, that should the next regular meeting occur more than 30 days following the filing of the application, the 45-day period shall be measured from the 30th day following the day the application has been filed. In the event of such refusal, the applicant may either: refile his application without objected variations or request a public hearing on his application for final approval. Either action shall be taken within the time which the applicant was entitled to apply for final approval or within 30 additional days if the said time already passed when the applicant was advised of the denial. If no action is taken by the applicant, the plan is deemed to have been abandoned. If a public hearing is requested, it shall be conducted in the same manner prescribed for tentative approval⁵⁰; but the written communication shall either grant or deny final approval while in the form and contain the findings required for an application for tentative approval.

(Ord. 131, 7/8/1975, Art. XI, §11.02; as amended by Ord. 358, 06/07/2022, §153)

§154. PRD Procedure – Ongoing Process and Supplemental Information

- A. A development plan or any part thereof which has received final approval shall be certified by the Borough Council and filed within 90 days with the Perry County Recorder of Deeds. Should the plan not be recorded within such period, the prior approval of the PRD shall become null and void. No development shall take place until the plan has been recorded; and from that point of time, no modification of the provisions of said plan or part thereof as finally approved shall be made without the consent of the landowner.
- B. In the event a plan or section thereof has been given final approval and the landowner decides to abandon said plan or section and shall so notify the Borough Council or shall fail to develop the plan according to the annually updated schedule, no development or further development shall take place on the property included in the plan until said property is re-subdivided and reclassified by enactment of an amendment to the Bloomfield Borough Zoning Ordinance.
- C. Any decision of the Borough Council under this Part⁵¹ granting or denying tentative or final approval of a development plan shall be subject to appeal to court in the same manner and within the same time limitation provided for zoning appeals.⁵²
- D. Zoning Permit. No zoning permit for structural alteration and erection of structures or for occupancy and use shall be issued until the Final Development Plan has been approved and recorded. Upon proof of recording and certification of final approval by the (governing body), a zoning permit shall be issued by the Zoning Officer.

⁵¹ §§ 151 to 156 of this Chapter.

⁵² See §167.D (5) of this Chapter.

- E. Procedure for Approval of Amendments to Planned Residential Developments after final approval and/ or recording. Any amendment to a Planned Residential Development submitted after final approval for recording which does not violate any of the conditions or requirements of the Tentative Approval or of the zoning district classification may be approved at an open meeting of the governing body after recommendation by the Planning Commission. Amendments involving substantive changes or modifications to conditions shall require a public hearing in the same manner as for an Application for Tentative Approval of a Planned Residential Development. Upon approval of the amendment, the recorded Final Development Plan shall be amended and re-recorded to conform to the amendment.
- F. Completion and acceptance of Public Improvements. Upon completion of the Public Improvements in a Final Development Plan, the provisions of the (municipality) Subdivision and Land Development Ordinance⁵³ shall apply and govern the filing of as-built plans and the completion and acceptance of Public Improvements.
- G. Release of Improvement Security. The release of the Improvement Security as required in previous Sections of this Part shall be governed by the municipality Subdivision and Land Development Ordinance and the acceptance of public improvements and the required maintenance security shall be in accordance with the (municipality) Subdivision and Land Development Ordinance⁵⁴.
- H. Remedies to effect completion. The remedies available to (municipality) to effect completion of public improvements shall be governed by the municipality Subdivision and Land Development Ordinance.⁵⁵
- I. Uniformity with the Subdivision and Land Development Ordinance. The provisions of the preceding Sections are intended to make uniform the requirements of this Part and the Subdivision and Land Development Ordinance.⁵⁶ Whenever the cited provisions of the Subdivision and Land Development Ordinance are amended, those amendments shall be incorporated into this Part as of the effective date of the amendment.

(Ord. 131, 7/8/1975, Art. XI, §11.02; as amended by Ord. 358, 06/07/2022, §154)

§155. Planned Development Standards

- A. Planned Residential Developments may be situated in any Residential or Agricultural zoning district. Permitted Uses shall be restricted to residential dwellings and associated residential uses of the zoning district in which the PRD is located.
- B. Dwelling Units Permitted. The maximum number of dwelling units permitted in a PRD is governed by **dividing the net development area by the allowed dwellings per acre⁵⁷ of the zoning district.**

⁵³ See Chapter 21

⁵⁴ See Chapter 21

⁵⁵ See Chapter 21

⁵⁶ See Chapter 21

⁵⁷ One acre contains 43, 560 sq. ft

Net development area shall be determined by subtracting the area set aside for religious, school or non-profit purposes and enclosed common buildings or structures from the gross development area and then deducting 15% of the remainder for streets, regardless of the amount of land actually required for streets.

The area of land set aside for common open space or recreational use shall be included in determining the number of dwelling units permitted.

To the extent that the applicant wishes to achieve greater overall density than allowed in the existing zone, a request to rezone⁵⁸ the entire PRD area to another zoning district, along with reasons why this would be advantageous to the community, shall accompany the original proposed development plan.

TABLE 155 . B . 1		
Zoning District		Maximum Dwellings per net Acre
A-1	≅	0.5
R-1	≅	4.3
R-2	≅	7.2
R-3	=	9.0

To provide greater development flexibility, no minimum or maximum number or percentage of dwelling type (single family detached or attached dwellings, or multiple family dwelling) is required, since the maximum dwellings per acre will necessitate open space as a design feature within the PRD.

EXAMPLE: in a ten acre PRD in an R-3 district, with a 15% reserve for streets and no other reductions, 85% of the land would be the ‘net development area’, so 10 gross acres x 85% = 8.5 net developable acres x 9 units/acre = 76.5 units = 76 total units maximum dwellings.

- C. Lot Area and Frontage. As a means to facilitate design flexibility, all approved PRDs may utilize the standards provide in Table 113.A.1 in §113 of this Chapter. Note, however that maximum density follows that of the underlying zone. (See table 155.B.1).
- D. Public Water and Sewer Required. The developer shall connect to the municipal water and sewer systems at his/her expense. A payment to the Municipal Authority/Borough in sufficient amount to enable said Authority/Borough to expand the municipal facilities to accommodate the needs of the planned residential development shall be required as needed. Stormwater shall not be intentionally directed to the municipal sewage treatment system, but instead shall be designed to remain within the Planned Residential Development using then current best practices.

Other Requirements.

- (1) Setbacks as specified by zoning district and Design Standards, including, but not limited to Separation Distances, (see §136 of this Chapter), unless otherwise negotiated at the PRD outset or amendment.
- (2) Maximum lot coverage shall not exceed 40% of net developable land.
- (3) No principal building shall exceed 2-1/2 stories or 35 feet in height and no accessory structure shall exceed one [1] story or 18 feet in height.

⁵⁸ See §170.D of this Chapter.

- (4) Off-street parking shall be provided in accordance with the minimum requirements set forth in §127 of this Chapter and shall adhere to ‘Design Standards’, §136 of this Chapter and may require buffers/screening in accordance with §131 of this Chapter. Layout and improvement of parking lots and garages shall also conform with this Part and other applicable ordinances.
- (5) Design, arrangement and improvement of streets and driveways shall conform with the ordinance regulating the subdivision of land.⁵⁹
- (6) All units will have street frontage and will have access to the rear of each property, for maintenance or other needs, whether by individually deeded land or by designated rights-of-way across common ground or easements on conjoined properties.
- (7) Residential lots/parcels in a PRD shall NOT be subject to or qualify for further subdivision of land (other than ‘lot additions’), construction of additional principal structures beyond one principal structure per deeded lot, nor qualify for construction of ‘conversion dwellings’.
- (8) All lots for dwelling units will be deeded under individual ownership, and a mandatory Home Owners’ Association (HOA), or comparable organization, with appropriate fees and bonding to provide for the support, maintenance and operation of land and streets (not otherwise dedicated to the municipality), and common facilities and grounds.
- (9) All land of the PRD will be part of the tax base of the local, county and state jurisdictions, with no part being specified as charitable or non-profit unless otherwise agreed at the outset or amendment of the PRD (such as places of worship or schools). These declared uses and associated areas shall be deducted from available net development land for purposes of determining maximum permissible dwelling units.
- (10) Only those signs referring or relating to uses conducted on the premises shall be permitted. All signs shall be maintained in accordance with §128 of this Chapter.

(Ord. 131, 7/8/1975, Art. XI, §11.03; as amended by Ord. 358, 06/07/2022, §155; as amended by Ord. 368, 11/07/2023, §155; as amended by Ord. 368, 11/07/2023, §155)

⁵⁹See Chapter 21

§156. Fees and Security

Cost for the authorization and implementation of a PRD process is the sole responsibility of the PRD applicant/landowner(s). In addition to fees described in Chapter 26, Subdivision and Land Development, Part 8, 'Fees', §§81-82, (filing, engineering, plat review), the applicant/landowner(s) shall reimburse the municipal authority for legal reviews of PRD submissions and periodic updates, as necessary.

Financial bonds or security will be required as a completion guarantee, in an amount equal to or greater than 110% of estimated costs, for any related infrastructure to be undertaken as part of proposed development. This security shall be established prior to PRD final approval⁶⁰ and shall remain in place until related undertakings are completed.

Security shall be reviewed once or more per year to determine adequacy and may be required to be increased or allowed to be decreased, upon the recommendation of the borough engineer, as project scope changes, new phases are initiated, or phased completion is achieved. (See Chapter 21, §46 "Final Plats: Procedure").

(Ord. 358, 06/07/2022, §156)

§157. PRD Authorization before 2022 (Lakeside Development)

Bloomfield Borough's first PRD began in the late 1980's as a four (4) phase project, then known as 'Lakeside Development'.

- A. Then current PRD standards were based on 10 acres or more of land from an A-1 (Agricultural) District with 'net development area' rules as outlined in §155 of this Chapter. Total authorized dwellings were agreed with the developer based on the R-1 standards of 10,000 square feet minimum per lot, however the individual lot sizes could vary and no more than 20% of the dwellings could be designed for 'multiple' families, which was then interpreted and built as duplex and townhome attached dwellings.
- B. The process to rezone these residential areas from an A-1 District to Residential District(s) to reflect the agreed and actual use of the permitted lots remained uncompleted and presented challenges in interpretation of zoning questions or applications. Thus, to clarify zoning use issues, Ordinance 358, 06/07/2022, rezones those then agreed PRD areas as R-1⁶¹ for the single-family detached dwellings on 10,000 sq. ft. (or more) per lot (located on portions of Barnett and Apple Streets plus on Lakeside Drive; Timber Circle, and Locust Lane), and as R-3⁶² for predominately single-family attached dwellings, comprised of duplexes and 3-4 unit townhomes with varied smaller lots sizes (located on/facing Patio Court).

(Ord. 358, 06/07/2022, §157)

⁶⁰ See §153.A (9) of this Chapter and Chapter 21, §46

⁶¹ See §29.A of this Chapter.

⁶² See §34 of this Chapter.

Part 15

Enforcement and Administration

§161. Enforcement.⁶³

The provisions of this ordinance⁷¹ shall be administered and enforced by a Zoning Officer appointed by the Borough Council who shall have the power to administer the Zoning Ordinance in accordance with its literal terms, as well as the power to make inspection of buildings or premises necessary to carry out his/her duties in the enforcement of this ordinance.

(Ord. 131, 7/8/1975, Art. XIV, §14.01; as amended by Ord. 358, 06/07/2022, §161)

§162. Certificates and Permits⁶⁴

- A. Zoning Permits. Shall hereafter be secured from the Zoning Officer prior to the issuance of a building permit (by the County) for the construction, erection or alteration of a structure or sign or part of a structure or upon a change in the use of a structure or land. The borough website lists the related borough fees.

Note: any activity necessitating a special exception, variance, conditional use, or involving subdivision or land development must be approved by the relevant authority before zoning and/or building permits may be issued.

- B. All applications for such permits shall be in accordance with the requirements of the Borough's Code of Ordinances where applicable, including the Subdivision and Land Development Ordinance, Property Maintenance Code, Uniform Construction Code, and Floodplain Management Ordinance.

All zoning permit applications shall be accompanied by a site plan, in duplicate, showing as necessary to demonstrate conformity to this ordinance:⁷²

- (1) Lot - the location and dimensions of the lot
- (2) Streets — names and widths of abutting streets and highways
- (3) Structures and Yards — locations, dimensions, and uses of existing and proposed structures and yards on the lot and, as practical, of any existing structures within 100 feet of the proposed structure but off the lot
- (4) Improvements — proposed off-street parking and loading areas, access drives, sidewalks; proposed sewerage disposal system and stormwater management systems.
- (5) Orientation - the North direction shall be shown.

Permits may be voided or require modification if based on false, inaccurate or incomplete information that would impact the issuance of a permit.

- C. Certain activities, depending on the zoning district and the community impact, require a zoning permit, subject to the above standards, whether or not they involve physical changes to the structures. Examples include:
- (1) Home Occupation Permits See definition in Part 2 of this Chapter, 'Home Occupation Regulations' §134 and relevant zoning district of residence to determine whether the activity is a Permitted (by right) Use subject to zoning permit or whether a Special Exception is also required for that district.

⁶³ As enacted, this heading read: "Enactment."

⁶⁴ The borough website lists the applicable fees for borough permits, which are separate from any building permit fees issued by the County..

Note, 'No Impact Home Based Businesses' and Remote Working that qualifies as 'no impact', per §134 does **not** require a zoning permit.

- (2) Professional Office Permits. See definition in Part 2 of this Chapter and relevant zoning district. Professional Offices not located in H-1 or C-1 Districts are subject to permits.
- D. Consult the Zoning Officer regarding home maintenance and repair of existing structures which may require a zoning permit and site plan.
- E. A zoning permit and use occupancy permit are required for improvements such as:
- a. Change from single-family to multiple-family use.
 - b. New basement, replacing no basement or part of basement.
 - c. New rooms finished in attic or basement.
 - d. Any change resulting in new or larger building, porches, patios, carports, garages, pavilions, etc.
 - e. Complete modernization and conversions.
 - f. Forced air, automatic heating plant replacing hot air gravity or stove.
 - g. Extra storage, bathroom, porches where none existed.
 - h. Any additions to existing buildings.
 - i. New construction — residential, farm buildings, commercial, etc.
 - j. Placement or exchange of new or existing mobile and/or manufactured homes.
 - k. Placement of a portable structure 25 to 199 sq.ft. – permit with no fee. Portable structure 200 sq. ft. or larger – permit w/ scheduled fee.
 - l. Placement or expansion of Solar Panels (PV).
 - m. New paving, subject to 'Design Standards', §136 of this Chapter.
 - n. Billboards. See Industrial Districts, §102.J.(1) regarding Special Exception approval and Signs and Advertising Structures, §128.C.(5) for related limitations.
 - o. Any change in use of a nonconforming use.
- F. Special Exceptions and Variances. For any use requiring a 'special exception' or use that is not permitted, a 'special exception' or 'variance'; shall be obtained from the Zoning Hearing Board. In addition to the information required on the zoning permit application, the application shall show:
- a. Ground floor plans and elevations of proposed structure
 - b. Names and addresses of adjoining owners. Unless otherwise specified or extended by the Zoning Hearing Board, a special exception or variance authorized by the Board expires if the applicant fails to obtain, where required to do so, a building permit within six months of the date of the authorization of the special exception or variance.

G. Temporary Use Permits. It is recognized that it may be in appropriate to issue temporary use permits that allow certain activities for a limited period of time which activities may be prohibited by other provisions of this ordinance, but in no way exert a detrimental effect upon the uses of land and activities normally permitted in the zone.

If such uses are of such a nature and are so located that, at the time of application, they will:

- a. Be beneficial to the public health or general welfare of the Borough, particularly in a state of emergency, under conditions peculiar to the time and place involved. , or
- b. Be necessary to promote the proper development of the community, or
- c. Be seasonal in nature.

Then, the Zoning Officer may issue a permit in accordance with §166.F of this Chapter, for a period not exceeding one year, and the temporary permit may be renewed for an aggregate period not exceeding three years.

The nonconforming structure or use shall be completely removed upon the expiration of the permit without cost to the Borough

G. Certificate of Occupancy. It shall be unlawful to use or permit the use of any building or premises or part thereof hereafter created, located, erected, changed, converted or enlarged wholly or partly until a certificate of occupancy has been issued for that premises, certifying that the structure or use complies with the provisions of this ordinance.

(Ord. 131, 7/8/1975, Art. XIV, §14.02; as amended by Ord. 296, July 5, 2011, §2; as amended by Ord. 358, 06/07/2022, §162; as amended by Ord. 368, 11/07/2023, §162)

§163. Variances

- A. Filing of Variance Application; Expiration. An application may be made to the Zoning Hearing Board for a variance where it is alleged that the provisions of this ordinance⁷³ inflict unnecessary hardship upon the applicant. The application shall be on a form provided for that purpose by the Zoning Officer. It shall be filed with the Board and copies given to the Zoning Officer and Borough Planning Commission. The applicant shall provide all the information and data that may be required to advise the Board on the variance, whether such information is called for by the official form or not.
- B. Unless otherwise specified or extended by the Board, a variance authorized by it expires if the applicant fails to obtain a building permit or use certificate within six months from the date of authorization of the variance.

(Ord. 131, 7/8/1975, Art. XIV, §14.03)

§164. Appeals

Filing of Appeal. Any person aggrieved or affected by provisions of this ordinance⁷⁴ or decision of the Zoning Officer, may appeal in the manner set forth in the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101, *et seq.*; as amended.

(Ord. 131, 7/8/1975, Art. XIV, §14.04; as amended by Ord. 358, 06/07/2022, §164)

§165. Other Matters

- A. Fees. Borough Council shall set fees annually by resolution, payable in advance, for all applications, permits, or appeals provided for by this ordinance ⁷⁵ to defray the costs of advertising, processing, inspecting, mailing notices, charges of a stenographer for taking the notes of testimony, and copying applications, permits and related review and approval.
- B. Penalties. Any person, partnership or corporation who violated or permitted the violation of the provisions of this ordinance shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Borough, pay a judgment of not more than five hundred dollars plus all court costs, including the reasonable attorney's fees incurred by the Borough as a result thereof. No judgment shall commence or be imposed, levied or be payable until the date of the determination of a violation by the Magisterial District Judge. If the defendant neither pays nor timely appeals the judgment, the Borough may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless a Magisterial District Judge who determined that there has been a violation further determines that there was a good faith basis for the person violating this Ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the Magisterial District Judge, and thereafter each day that a violation continues shall constitute a separate violation. All judgments, costs and reasonable attorney's fees collected for the violation of this Ordinance shall be paid over to the Borough for the general use of the Borough. Imprisonment is not authorized under this Ordinance.
- C. Public Hearings. At public hearings, the applicant as appellant is entitled to the rights set forth in §167.D of this Chapter, and shall conform to the procedures set forth therein.
- D. Enforcement Remedies. In case any building, structure, or land is, or is proposed to be erected, constructed, reconstructed, altered, converted, maintained or used in violation of this ordinance, the Borough Council or, with the approval of the Borough Council, an officer of the Borough, in addition to other remedies may in the name of the Borough institute any appropriate action or proceeding to prevent, restrain, correct, or abate such building, structure or land, and to prevent, in or about such premises, any act, conduct, business or use constituting a violation.
- E. Curative Amendments. A landowner who desires to challenge on substantive grounds the validity of an ordinance or map or any provision thereof, which prohibits or restricts the use or development of land in which he has an interest, may submit a curative amendment to the Borough Council with a written request that his challenge and proposed amendment be heard and decided as provided in §1004 of the Pennsylvania Municipalities Planning Code, Act 247; as amended.

(Ord. 131, 7/8/1975, Art. XIV, §14.05; as amended by Ord. 274, 5/5/2009, §1; as amended by Ord. 358, 06/07/2022, §165)

§166. Zoning Officer

- A. Appointment and Powers. For the administration of this ordinance, ⁷⁶ a Zoning Officer, who may not hold any elective office in the Borough, shall be appointed by Borough Council. The Zoning Officer shall administer the Zoning 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 Zoning Ordinance.

The Zoning Officer is the enforcement officer for this ordinance. He/she issues all zoning permits, temporary permits, and at the direction of the Zoning Hearing Board, special exceptions and variances. The Zoning Officer shall identify and register nonconforming uses and nonconforming structures.

- B. Forms. The Zoning Officer shall provide a form or forms prepared for:
- (1) Zoning permits
 - (2) Special exceptions
 - (3) Certificates of occupancy
 - (4) Variances
 - (5) Appeals
 - (6) Nonconforming uses and nonconforming structures
 - (7) Temporary permits
- C. Transmittal of Papers. Upon receipt of an application for a permit involving subdivision of land or land development (see chapter 21), or any non-conforming use which may require a special exception or variance, or any notice of appeal, the Zoning Officer shall transmit to the Borough Planning Commission and (as applicable) to the secretary of the Zoning Hearing Board, copies of all papers constituting the record upon the permit request, special exception, variance, or appeal.
- D. Action on Zoning Permits. Within 15 days, except for holidays, after receipt of an application for a zoning permit for a permitted use or an approved use, the Zoning Officer shall grant or refuse the permit. If the application conforms to the applicable requirements of the Zoning Permit Ordinance⁶⁵ and this ordinance, the Zoning Officer shall grant a permit. If the permit is not granted, he shall state in writing the grounds of his refusal with 15 days after receipt of the application. If the request is neither initially granted, nor approved by the Zoning Officer due to a referral to the Planning Commission, Council, and/or Zoning Hearing Board for determination, the Zoning Officer shall inform the applicant and transmit papers as outlined above (§166.C).
- E. Certificates of Occupancy — Granting of: The county group, known as COG, issues building permits and associated certificates of occupancy, as necessary and appropriate.
- F. Temporary Permits — Granting of. The Zoning Officer may grant a temporary permit for a nonconforming use or structure, existing or new, as outlined in §162.F.
- The Zoning Officer may seek guidance or input from the Planning Commission, Borough Council, or Mayor in determining benefit.
- G. Violations. Upon determining that a violation of any of the provisions of this ordinance exists, the Zoning Officer shall initiate enforcement proceedings by sending an enforcement notice as provided in §616.1 of the MPC. Prior to sending an official enforcement notice, the Zoning Officer may at his/her option informally request compliance.
- H. Records. The Zoning Officer shall keep a record of:
- (1) All applications for zoning permits and all actions taken on them together with any conditions imposed by the Zoning Hearing Board or Planning Commission.

⁶⁵ See Chapter 5.

- (2) All complaints of violations of provisions of this ordinance and the action taken on them.
- (3) All plans submitted.
- (4) Nonconforming uses and nonconforming structures.

All records and plans are available for public inspection pursuant to the Right-to-Know Law or other applicable law.

- I. Reports. The Zoning Officer shall prepare a monthly report for the Borough Council summarizing for the period since his last previous report all zoning permits issued and certificates countersigned by him/her and all complaints of violations and the action taken by him consequent thereon. A copy of each such report shall be filed with the Office of the Chief Assessor of Perry County at the same time it is filed with the Borough Council.

(Ord. 131, 7/8/1975, Art. XIV, §14.06; as amended by Ord. 145, 3/24/1980, §§6 to 10, as amended by Ord. 358, 06/07/2022, §166)

§167. Zoning Hearing Board

A. General

- (1) Membership of Board. The membership of the Board shall be three residents of the Borough appointed by the Borough Council. Their terms of office shall be three years and shall be so fixed that the term of office of one member shall expire each year. The Board shall promptly notify the Borough Council of any vacancies which occur. Appointments to fill vacancies shall be only for the unexpired portion of the term. Members of the Board shall hold no other office in the Borough.
- (2) Removal of Members. Any Board member may be removed for malfeasance, misfeasance, or nonfeasance in office or for other just cause by a majority vote of the Borough Council, taken after the member has received 15 days' advance notice of the intent to take such a vote. A public hearing shall be held in connection with the vote if the member shall request it in writing.
- (3) Organization of Board. The Board shall elect from its own membership its officers, who shall serve annual terms as such and may succeed themselves. For the conduct of any hearing and the taking of any action, a quorum shall not be less than a majority of all the members of the Board, but where two members are disqualified to act in a particular matter, the remaining member may act for the Board. The Board may appoint a hearing officer from its own membership to conduct any hearing on its behalf and the parties may waive further action by the Board as provided in § 167 of this Chapter. The Board may make, alter and rescind rules and forms for its procedure, consistent with ordinances of the Borough and laws of the Commonwealth. The Board shall keep full public records of its business and shall submit a report of its activities to the Borough Council once a year.
- (4) Powers. The Zoning Hearing Board has the following powers:
 - (a) Interpretations. To interpret any provision of this ordinance including district boundaries.
 - (b) Special Exceptions. To hear and decide special exceptions brought before the board.

- (c) Appeals. To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by the Zoning Officer in the enforcement or interpretation of this ordinance.
- (d) Variances. To authorize, upon application, in specific cases a variance from the terms of the ordinance as per §167.C of this Chapter.
- (e) Rehearings. To grant the rehearing of a case if it appears there has been a substantial change in the facts submitted as evidence of the case as presented at the initial hearing.
- (f) Validity. The Board shall hear challenges to the validity of this Zoning Ordinance or Map except as indicated in §1003 and Subsection (1)(B) of §1004 of the Pennsylvania Municipalities Planning Code, Act 247; as amended. At the conclusion of the hearing, the Board shall decide all contested questions and shall make findings on all relevant issues of fact which shall become part of the record on appeal to the court.
- (g) Unified Appeals. Where the Board has jurisdiction over a zoning matter, the Board shall also hear all appeals which an applicant may elect to bring before it with respect to any Borough ordinance or requirement pertaining to the same development plan or development. In any such case, the Board shall not have the power to pass upon the non-zoning issues, but shall take evidence and make a record thereon as provided in §167.D of this Chapter. At the conclusion of the hearing, the Board shall make findings on all relevant issues of fact which shall become part of the record on appeal to court.

In exercising the powers above, the Board, in conformity with the provisions of this ordinance, may reverse, affirm, or modify the order, requirement, decision, or determination, and make such order, requirement, decision or determination as ought to be made.

- (5) Board Calendar. Each application or appeal filed in the proper form with the required data, shall be numbered serially and be placed upon the calendar of the Board by the secretary. Applications and appeals shall be assigned for the hearing in the order in which they appear on the calendar. However, for good reason, the Board may order the advance of the application or appeal. The Board shall fix a reasonable time for hearings.

B. Special Exceptions

- (1) Referral to Planning Commission. All applications for a special exception shall be referred to the Borough Planning Commission for a report prior to being brought before the Zoning Hearing Board.
- (2) Conditions. The Zoning Hearing Board, in passing upon special exception applications, may attach conditions considered necessary to protect the public welfare and the Comprehensive Plan, including conditions which are more restrictive than those established for other uses in the same district.

- (3) Application of Extent-of-Use Regulations. The extent-of-use regulations, as set forth in the use regulations, shall be followed by the Zoning Hearing Board. Where no extent-of-use regulations are set forth for the particular use, the Board shall impose extent-of-use requirements as necessary to protect the public welfare and the Comprehensive Plan.
- (4) General Standards. The Zoning Hearing Board, before granting a special exception for any use, must find that the use and the operations in connection with it would be in harmony with the orderly and appropriate development of the zone. In particular, the Board must make the findings following, in writing:
- (a) Use. That the items below are in harmony with the orderly and appropriate development of the zone:
 - 1) Location of the use, including location with respect to the existing or future streets giving access to it.
 - 2) Nature and intensity of the operations involved.
 - (b) Facilities and Services. That adequate water, sewerage, stormwater drainage, fire and police protection are or can be provided for the use.
 - (c) Buildings, Walls and Fences. That the use of adjacent land and buildings will not be discouraged and the value of adjacent land and buildings will not be impaired by the location, nature, and height of buildings, walls, and fences.
 - (d) Traffic. That the use will not create traffic congestion or cause commercial or industrial traffic to use residential streets.
- (5) Standards for Alteration or Expansion of Nonconformities. In passing upon a special exception application for the expansion of nonconformities, the Zoning Hearing Board shall require the following:
- (a) Expansion Confined to Lot. That expansion of the nonconformity be confined to the lot on which the use is located.
 - (b) Access, Parking and Loading. Provisions of access drives, off-street parking and off-street loading consistent with standards required by this ordinance.
 - (c) Yards, Height and Building Areas. Provisions of yards, building height and building area consistent with the standards required for permitted uses in the zone in which the nonconformity in question is located.
 - (d) Appearance. That the appearance is harmonious with surrounding properties. This feature includes but is not limited to: landscaping, enclosure of principal and accessory uses, height control, sign control, architectural control and maintenance in good condition of all improvements and open spaces.
 - (e) Buffers and Screens.⁶⁶ Buffers and screens as necessary to adequately protect neighboring properties, including, but not limited to fences, walls, planting and open spaces.

⁶⁶ Per §131 of this Chapter and Subject to Planning Commission approval, see §169.E of this Chapter.

- (f) Additional Requirements. Such additional requirements as may be necessary to assure that the proposed alteration or expansion will not impair the use or development of neighboring properties.

C. Variance

- (1) Referral to Planning Commission. All applications for a variance shall be referred to the Borough Planning Commission for a report prior to being brought before the Zoning Hearing Board.
- (2) Standards for Variances. Where there is unnecessary hardship, the Board may grant a variance in the application of the provisions of this ordinance⁷⁹ provided the following findings are made where relevant in a given case:
 - (a) There are unique physical circumstances or conditions, including
 - (1) irregularity, narrowness, or shallowness of lot size or shape or
 - (2) exceptional topographical or other physical conditions peculiar to the particular property, and is not due to circumstances or conditions generally created by the provisions of the Zoning Ordinance in the neighborhood or zone in which the property is located.
 - (b) Because of these physical circumstances or conditions, the property cannot reasonably be used in strict conformity with the provisions of the Zoning Ordinance.
 - (c) The unnecessary hardship is not financial in nature and has not been created by the appellant.
 - (d) The variance, if authorized, will not alter the essential character of the neighborhood or zone in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.
 - (e) The variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.
- (3) Conditions. In granting any variance, the Board may attach such reasonable conditions and safeguards as it considers necessary to implement the purposes of this Zoning Ordinance.

D. Public Hearings

- (1) Notice; Conduct of Meeting. Notice shall be given to the public, the applicant, the Zoning Officer, such other persons as the Governing Body shall designate by ordinance and to any person who has made timely request for the same. Notices shall be given at such time and in such manner as shall be prescribed by ordinance or, in the absence of ordinance provision, by rules of the Board. The Governing Body shall establish reasonable fees, based on cost, to be paid by the applicant and by persons requesting any notice not required by ordinance. In addition to the notice provided herein, notice of said hearing shall be conspicuously posted on the affected tract of land.

The hearings shall be conducted by the Board. The decision, or, where no decision is called for, the findings shall be made by the Board. Formal rules of evidence shall not apply, but irrelevant, immaterial or unduly repetitious evidence may be excluded.

The Board shall not communicate, directly or indirectly, with any party or his representatives in connection with any issue involved except upon notice and opportunity for all parties to participate, shall not take notice of any communications, reports, staff memoranda, or other materials unless the parties are afforded an opportunity to contest the material so noticed and shall not inspect the site or its surroundings after the commencement of hearings with any party or his representative unless all parties are given an opportunity to be present.

- (2) Representation; Statements. The parties to the hearing shall be the Borough, any person affected by the application who has made timely appearance of record before the Board, and any other person including civic or community organizations permitted to appear by the Board, The Board shall have power to require that all persons who wish to be considered parties enter appearances in writing on forms provided by the Board for that purpose.

The parties shall have the rights to be represented by counsel and shall be afforded the opportunity to respond and present evidence and argument and cross-examine adverse witnesses on all relevant issues.

Statements are to be made in the following order or as the chairman may direct:

- (a) Applicant or appellant
- (b) Zoning Officer and other officials
- (c) Any private citizen.

The applicant or appellant shall be given opportunity for rebuttal.

- (3) Witnesses. The chairman or acting chairman of the Board presiding shall have power to administer oaths and issue subpoenas to compel the attendance of witnesses and the production of relevant documents and papers, including witnesses and documents requested by the parties.
- (4) Decision Procedure. The Board shall render a written decision or, when no decision is called for, make written findings on the application within 45 days after the last hearing before the Board. Each decision shall be accompanied by findings of fact and conclusions based thereon together with the reasons therefore. 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. Where the Board has power to render a decision and the Board fails to render the same within the period required by this subsection, or fails to hold the required hearing within 60 days from the date of the applicant's request for a hearing, the decision shall be deemed to have been rendered in favor of the applicant unless applicant has agreed in writing to an extension of time. Where a decision has been rendered in favor of the applicant because of the failure of the Board to meet or render a decision as hereinabove provided, the Borough shall give public notice of said decision within 10 days in the same manner as provided in subsection D.(1) above. Nothing in this subsection shall prejudice the right of any party opposing the application to urge that such decision is erroneous.

A copy of the final decision or, where no decision is called for, of the findings, shall be delivered to the applicant personally or mailed to him not later than the day following its date. To all other persons who have filed their name and address with the Board not later than the last day of the hearing, the Board shall provide by mail or otherwise, brief notice of the decision or findings and a statement of the place at which the full decision or findings may be examined.

Whenever the Board imposes a condition or conditions with respect to the granting of an application or appeal, this condition must be stated in the order of the Board and in the permit issued pursuant to the order by the Zoning Officer. This permit remains valid only as long as the condition upon which it was granted or the conditions imposed by this ordinance are adhered to.

- (5) Zoning Appeals to Court. Zoning appeals shall include appeals from the decision of the Zoning Hearing Board and appeals upon report of the Board in the proceedings to challenge the validity of any ordinance or map. Zoning appeals may be taken to court by any party before the Board or any officer or agency of the Borough.

The procedure to be followed in filing appeals to court shall be in accordance with Article X, Pennsylvania Municipalities Planning Code (Act 247) as amended.

- (6) Records. The Board shall keep a stenographic record of the proceedings, and a transcript of the proceedings and copies of graphic or written material received in evidence shall be made available to any party at cost.

(Ord. 131, 7/8/1975, Art. XIV, §14.07; as amended by Ord. 358, 06/07/2022, §167)

§168. Borough Engineer

Powers and Duties

- A. Drainage. At the request of the Zoning Officer or Planning Commission or the Zoning Hearing Board, the Borough Engineer shall review site plans or other data to ascertain that provision for surface water drainage will be adequate.
- B. Buildings Adjacent to Drainage Channels and Watercourses. The Borough Engineer shall review plans for buildings adjacent to drainage channels or watercourses to ascertain that the buildings will be an adequate distance from the high-water line.
- C. Zoning Hearing Board Cases. Where the exercise of the above powers and duties involves an application or appeal to the Zoning Hearing Board, the Borough Engineer shall make recommendations to the Board. The approving authority in such cases shall be the Zoning Hearing Board and not the Borough Engineer.
- D. The Borough Engineer shall review plans as stated in other Sections of this Chapter 26. The Borough Engineer also shall review plans as requested by the Zoning Officer and/or the Borough Planning Commission. All review fees shall be paid by the Applicant.

(Ord. 131, 7/8/1975, Art. XIV, §14.08 as amended by Ord. 358, 06/07/2022, §168)

§169. Planning Commission

- A. Powers and Duties -- Per Chapter 1⁶⁷, “The powers, duties and terms of the membership of the Planning Commission shall be in accordance with the Pennsylvania Municipalities Planning Code” Review Site Plans – The Borough Planning Commission shall review and make recommendations of any site plan as directed by the Zoning Officer or Borough Council as it relates to zoning, subdivision, or development.

Note: that approval or rejection of all pre-application plans and data and preliminary plats falls within the authority of the Commission, without further referral to Borough Council as these do not constitute a formal filing with the municipality. (See Chapter 21, §22, §42)

- B. Zoning Hearing Board Cases. Within 30 days of receiving an application for a special exception or variance from the Zoning Hearing Board, the Borough Planning Commission shall give written report on it to the Board.
- C. Advise and interpret ‘Permitted Uses’ in each district for uses or activities that have the same general characteristics as listed permitted uses.

Additionally, the Planning Commission shall be consulted on all exterior changes in the H-1 Historic District. (See §87 of this Chapter).

- D. Amendments. The Borough Planning Commission may recommend amendments to the Borough Council of the regulations and provisions of this Zoning Ordinance and/or of the Borough’s ordinance related to Subdivision and Land Development.⁶⁸ For a proposed amendment stemming from other sources, the Commission shall review it and make a recommendation regarding it to the Borough Council within 30 days after receipt of the proposal. At least 30 days prior to the Borough Council’s hearing on the amendment to the ordinance, the Borough Planning Commission shall submit the proposed amendment to the ordinance to the Perry County Planning Commission for recommendation.
- E. Screens and Buffers --In reviewing plans for fences or hedges, the Borough Planning Commission shall accept or refuse the plans, depending on their adequacy for the purpose. Examples include: where C or I Districts abut a residential district, where an R-3 District abuts an R-1 District, where materials or vehicles are stored outdoors in any zoning district, in relation to mobile homes, wireless communications towers, or as part of a “Special Exception” or “Variance”.

(Ord. 131, 7/8/1975, Art. XIV, §14.09; as amended by Ord. 358, 06/07/2022, §169)

⁶⁷ Chapter 1, ‘Administration and Government’, Part 3, ‘Boards and Commissions’, A.71, ‘Planning Commission’ (Ord. 117, 7/8/1975, §1; as amended by Ordinance 227, 04/2/2002, §§1, 2.

⁶⁸ See Chapter 21 – Subdivision and Land Development.

§170. Borough Council

Powers and Duties

- A. Zoning Officer - Appointment. The Borough Council shall appoint a Zoning Officer who may not hold any elected office in the Borough, who shall administer this ordinance⁸³ in accordance with its literal terms. As the enforcement officer for this ordinance, he/she issues all building permits, use certificates, and at the direction of the Zoning Hearing Board, special exceptions and variances.
- B. Zoning Hearing Board — Appointment. The Borough Council shall appoint three residents of the Borough to a Zoning Hearing Board. No member may hold any other Borough office. Members serve three year terms with one term expiring each year. Appointments to fill vacancies shall be only for the unexpired portion of the terms.
- C. Planning Commission — Appointment.⁶⁹ The Borough Council shall appoint five residents of the Borough to a Planning Commission. Members of the Planning Commission may also sit on Borough Council although such members may not form a majority of the Commission and may not receive compensation for service as a member of the Commission. Members serve five year terms and may succeed themselves. Appointments to fill vacancies shall be only for the unexpired portion of the terms.
- D. Amendments. The Borough Council may from time to time on its own motion, or on petition or on recommendation of the Borough Planning Commission amend supplement, or repeal any of the regulations and provisions of this ordinance.

Before voting on the enactment of an amendment, the Borough Council shall hold a public hearing thereon, pursuant to public notice. In the case of landowner curative amendments⁷⁰, the Borough Council shall commence a hearing thereon within 60 days of the request. In the case of an amendment other than that prepared by the Borough Planning Commission, the Borough Council shall submit each such amendment to the Borough Planning Commission (at least 30 days prior to the hearing on such proposed amendment to provide the Planning Commission) an opportunity to submit recommendations.

If, after any public hearing held upon an amendment, the proposed amendment is materially revised such as including land previously not affected by it, the Borough Council shall hold another public hearing, pursuant to public notice, before proceeding to vote on the amendment.

Examples of a Zoning Amendment:

- (1) Approve changes to this zoning Chapter 26 text and/or map,
- (2) Rezoning land from one district to another to meet a municipal objective such as accurately reflecting the existing land use or to position the community to meet future development/growth objectives within the context of the Comprehensive Plan. (This will modify the zoning map.)

⁶⁹ Per Chapter 1, 'Administration and Government', Part 3, 'Boards and Commissions', A.71, "Planning Commission" (Ord. 117, 7/8/1975, §1; as amended by Ordinance 227, 04/2/2002, §§1, 2)

⁷⁰ See §165.E of this Chapter.

E. Conditional Use ⁷¹. The Borough Council may from time to time on its own motion, or on petition or on recommendation of the Borough Planning Commission, and after a public hearing, grant permission for uses and activities not reserved to the Zoning Officer or Zoning Hearing Board. A Conditional Use shall meet express standards and criteria set forth in the zoning ordinance. In allowing a conditional use, the governing body may attach such reasonable conditions and safeguards, other than those expressly reserved for State or Federal officials, such as those related to off-site transportation or State road improvements, in addition to those expressed in the ordinances, as it may deem necessary to implement the purposes of this act of the zoning ordinance. Examples of a Conditional Use:

- (1) authorizing a Commercial Communication Tower, ⁷²
- (2) granting a multi-acre Planned Residential Development (PRD),
- (3) authorizing a petition to build multi-family housing in an R-3 district.

(Ord. 131, 7/8/1975, Art. XIV, §14.10; as amended by Ord. 358, 06/07/2022, §170; as amended by Ord. 368, 11/07/2023, §170)

⁷¹ ‘a use permitted in a particular zoning district pursuant to the provisions in Article VI ‘ of PA Municipal Planning Code Act 247.

⁷² See Part 13 of this Chapter.