

Article 8: Non-Residential Land Use and Development Requirements

Section 801: Statement of Intent

- (A) The intent of Article 8 is to develop certain land use and development requirements for the permitted non-residential uses within Cumru Township. The provisions of Article 8 are intended to supplement and not replace the zoning district regulations, which are further specified under Article 4 of this Zoning Ordinance.
- (B) For the purposes of this Zoning Ordinance, “non-residential uses” shall include all commercial, industrial, religious, institutional, educational, medical, agricultural, recreational, and other similar non-residential uses, whereas, primary occupancy for residential use does not apply to the existing or proposed use.
- (C) The regulations established under Article 8 of this Zoning Ordinance shall be subject to the interpretation of the Zoning Officer. Should a dispute arise concerning the interpretation of these supplementary regulations, the person aggrieved by the interpretation may file an appeal with the Zoning Hearing Board.

Section 802: Non-Residential Performance Standards and Controls

- (A) Unless otherwise specified by other provisions adopted by Cumru Township, all non-residential uses shall comply with the performance standards and controls specified by the Cumru Township Zoning Ordinance, as determined appropriate by the Cumru Township Engineer, Zoning Officer, Sewage Enforcement Officer and/or Code Enforcement Officer.
- (B) With the exception of agricultural uses, the following requirements for air quality management shall apply to all existing and proposed non-residential uses:
 - (1) Open burning shall only be permitted if it conducted in accordance with the provisions adopted by Cumru Township and Commonwealth of Pennsylvania.
 - (2) No gases, vapors, odors and/or particulates shall be emitted from any non-residential use, which are detrimental to persons, property, animals or vegetation.
 - (3) No toxic, radioactive or corrosive gases, vapors or fumes shall be released into the atmosphere.
 - (4) No odors causing annoyance or discomfort to the adjacent residents shall be detectable beyond the property lines of the non-residential use on which such odors originate.
 - (5) Any storage or spreading of manure, sludge, fertilizer, or other soil enrichment substances shall be conducted in a manner to limit odor. Further, all such activities shall be conducted in manner required by all pertinent local, state and federal laws.
 - (6) All state and federal regulations concerning air pollution or air quality shall be considered as minimum standards for the control of smoke, dust, fumes and emissions.
- (C) The following requirements for noise and vibration control shall apply to all existing and proposed non-residential uses within Cumru Township:
 - (1) Noise shall be regulated by the provisions of this Zoning Ordinance and/or by other municipal ordinances pertaining to noise.
 - (2) No physical vibration shall be perceptible without aid of instruments at or beyond the lot lines with the exception of temporary construction activity.
 - (3) No continuous noise in excess of the following limits shall be permitted at the property line of the site on which the noise sources originates:

Maximum Permissible Noise Levels (in decibels or dBA)			
Measurement taken along an adjoining property line within the following Zoning Districts	Time of Day (over a 10 minute time period)		Maximum Peak Limits Over any 8 hour period
	7:00 a.m. to 9:00 p.m.	7:00 p.m. to 9:00 a.m.	
AG, RC, LR, MR and HR	55 dBA	50 dBA	60 dBA less than 10 minutes
			70 dBA less than 1 minute
LC, HC and OC	65 dBA	60 dBA	70 dBA less than 10 minutes
			75 dBA less than 1 minute
GI	70 dBA	65 dBA	75 dBA less than 10 minutes
			80 dBA less than 1 minute

- (4) For noises that are considered smooth or continuous, the maximum permitted noise levels shall be measured over a period of ten (10) minutes. The noise levels shall be measured by the Zoning Officer or Code Enforcement Officer along any adjoining property line from which the noise originates. Where the noise levels exceed the maximum permissible limits during the specified time period and time of day, the owner of the property shall be considered in violation of the maximum decibel limits permitted by this section of the Zoning Ordinance.
- (5) For those noises that are not smooth and continuous, the peak noise levels shall be measured over a period of one (1) minute to ten (10) minutes. The noise levels shall be measured by the Zoning Officer or Code Enforcement Officer along any adjoining property line from which the noise originates. Where the noise levels exceed the maximum permissible peak limits during any 8 hour period of time, the owner of the property shall be considered in violation of the maximum decibel limits permitted by this section of the Zoning Ordinance.
- (6) The maximum permissible noise levels specified by this section of the Zoning Ordinance shall not apply to the following conditions:
- (a) General repair or construction work during the hours 7:00 a.m. to 6:00 p.m. provided that the activities are permitted by Cumru Township.
 - (b) Household power tools and equipment during the hours of 7:00 a.m. to 6:00 p.m. provided that the activities are temporary.
 - (c) Blasting, providing it is conducted in association with construction activities, which have been permitted by local, state or federal agencies.
 - (d) Alarms or other devices used for the purposes of alerting people to the existence of an actual emergency or to warn people of an imminent danger.
 - (e) Municipal uses.
 - (f) Routine noises made by bells, chimes, carillons utilized for religious, educational or civic use.
 - (g) Licensed motor vehicles and authorized modes or transportation.
 - (h) Agricultural uses.
 - (i) Recreational uses.
 - (j) Quarrying and Mining uses.
 - (k) Solid Waste Management and Utility uses.

- (D) The following requirements for light, glare and heat control shall apply to all non-residential uses:
- (1) Any non-residential use or operation producing intensive light, glare and/or heat shall be performed within an enclosed building or behind a solid fence in such a manner as to be completely imperceptible from any point beyond the boundary lines.
 - (2) No luminaire, spotlight or other source that is within two hundred (200) feet of a residential use or residential district shall be placed at a height exceeding twenty (20) feet above the average surrounding ground level. This limitation shall not apply to lights needed for air safety or lights intended to illuminate an architectural feature.
 - (3) All light sources utilized for non-residential uses shall be shielded or diffused to prevent the lighting from creating a nuisance to adjacent properties or prevent a distraction to motorist on adjacent public streets.
 - (4) Any flashing, flickering or strobe lighting shall be imperceptible from any point beyond the boundary lines.
 - (5) All non-residential uses shall also comply with the provisions specified under Section 919 of this Zoning Ordinance.
- (E) The following requirements for sewage disposal, wastewater management and water supply shall apply to all existing and proposed non-residential uses:
- (1) In no case shall potentially hazardous effluent or waste from any non-residential use be discharged into the environment or public infrastructure.
 - (2) The effluent from any non-residential use shall comply with the regulations specified by Cumru Township and/or the Pennsylvania Department of Environmental Protection.
 - (3) All non-residential uses shall comply with all pertinent provisions relating to sewage disposal, wastewater management and water supply, as adopted by Cumru Township.
- (F) The following requirements for solid waste management and disposal shall apply to all non-residential uses:
- (1) No storage of solid waste materials on the site shall be permitted in excess of ten (10) days.
 - (2) All solid waste materials awaiting transport shall be properly screened and concealed from the view of all adjacent properties. All containers shall be enclosed, vermin-proof and have adequate storage capacity to accommodate existing and projected volumes of solid waste.
 - (3) All solid waste management violations must be resolved within a twenty-four (24) hour period.
 - (4) Incineration for the purpose of reducing or disposing of liquid or solid waste material must comply with the appropriate provisions for open burning and incineration adopted by Cumru Township as well as all state and federal air quality standards.
 - (5) All non-residential uses shall comply with the appropriate provisions for garbage, refuse and rubbish disposal, as adopted by Cumru Township.
- (G) The following requirements for outdoor storage shall apply to all existing and proposed non-residential uses:
- (1) Outdoor storage of any type shall be prohibited, if such storage is considered and/or construed as malodorous, hazardous to the environment and potentially detrimental to the health and safety of the adjacent property owners.
 - (2) All storage facilities for fuel, raw materials and products stored outdoors shall be enclosed by a security fence and planting screen adequate to conceal the storage facilities from the view of adjacent properties.

- (3) No materials or waste shall be deposited on site in such form or manner by which it can be transported off the site by natural causes or forces.
 - (4) No materials or substances, which have the potential to contaminate groundwater or surface water shall be permitted to be stored outside unless the owner can provide safeguards, which are satisfactory to Cumru Township as well as all other state and federal agencies.
 - (5) Commercial outdoor sales shall comply with the provisions of Section 814 of this Zoning Ordinance.
- (H) The following utility and energy requirements shall apply to all existing and proposed non-residential uses:
- (1) All non-residential uses requiring energy in the form of electric, diesel, gas, oil, or other common energy source shall comply with the most acceptable safety requirements recognized by the Pennsylvania Bureau of Labor and Industry and shall be so constructed and installed so as to be an integral part of the architectural features of the site.
 - (2) A buffer yard or coniferous planting arrangement shall properly conceal any utility or energy source.
 - (3) Electromagnetic radiation, which interferes with radio, telephone, satellite or television reception, or other communication equipment, shall be completely imperceptible from any point beyond the property lines.
 - (4) No injurious electromagnetic radiation or radioactive emission shall be produced by any non-residential use. All radioactive emissions shall meet federal and state standards.
 - (5) Unless otherwise required by the utility company or authority providing service, all utilities shall be installed underground.
- (I) No building or structure may be erected, altered or used, and no lot or premises may be used, for any activity which is continuously noxious, injurious or offensive by reason of dust, smoke, odor, fumes, noise, vibration, gas, effluent discharge, illumination or similar substances or conditions.
- (J) Proprietors who have been cited for any violation(s) subject to this section of the Zoning Ordinance may be responsible for applicable costs incurred by Cumru Township through background investigations, legal proceedings, retributions and rectification measures in accordance with the Second Class Township Code or the Pennsylvania Municipalities Planning Code.

Section 803: Adult Business and Entertainment Uses

- (A) Adult business and entertainment uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the GI, subject to the appropriate provisions specified within this Zoning Ordinance.
- (B) The provisions for adult businesses and entertainment uses are hereby incorporated within this Zoning Ordinance in order to accomplish the following objectives:
- (1) Pursuant to the authority of the First Class Township Code, the Cumru Township Board of Commissioners has the power to prohibit nuisances and to promote the health, cleanliness, comfort and safety of the citizens of Cumru Township.
 - (2) After the review of studies conducted by various cities and municipalities in the United States, as well as various court opinions where such studies are referenced and cited, including the United States Supreme Court decision, The City of Renton v. Playtime Theaters, Inc., 475 U.S. 41 (1986), and the United States Court of Appeals for the Third Circuit decision, Mitchell v. Commission on Adult Entertainment Establishments of the State of Delaware, 10 F.3d 123 (3rd Cir. 1993), the Board of Commissioners recognizes that adult entertainment uses have the tendency to cause adverse secondary effects that impact on the health, safety and general welfare of Cumru Township;

- (3) The Board of Commissioners desires to restrict the location where adult entertainment uses can locate, to require a reasonable separation distance between such uses and other uses which are not compatible with adult-oriented businesses and to prevent an undue concentration and proliferation of such uses in a close proximity; and
- (4) The Board of Commissioners is fully aware of and fully respects the fundamental constitutional guarantee of freedom of speech and realizes that restrictions on such freedom must be carefully drafted and enforced so that one's right to speak is not curtailed beyond the point at which it is essential to further Cumru Township's interest in public health, safety and welfare.

(C) The following standards and specifications shall apply to adult businesses and adult entertainment uses:

- (1) A minimum of one (1) acre of net land area shall be required to accommodate an adult business and adult entertainment use. In addition, the use shall comply with the minimum and maximum dimensional requirements specified for an adult business and adult entertainment use under the GI District.
- (2) Adult businesses and adult entertainment uses shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
- (3) Adult businesses and adult entertainment uses shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
- (4) All other utility provisions serving adult businesses and adult entertainment uses shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
- (5) No adult business or entertainment use shall be located within five hundred (500) feet of any residential zoning district, as measured from the property line to the residential zoning district line.
- (6) No adult business or entertainment use shall be located within one thousand (1,000) feet of any religious uses, educational uses, day care facilities and recreational uses, as measured from the property line.
- (7) No adult business or entertainment use shall be located within three thousand (3,000) feet of an existing adult business or entertainment use, as measured from the property line.
- (8) All storage and displays shall be located within the building occupying the adult business or entertainment use.
- (9) All business transactions that are conducted on the premises shall be within an enclosed building. All adult business uses may operate between the hours of 9:00 a.m. and 11:00 p.m.
- (10) All applications for adult business or entertainment uses shall be accompanied by a land development plan. The minimum information required on the land development plan shall include:
 - (a) The proposed nature of the adult business or entertainment use.
 - (b) Architectural renderings of the proposed building elevations and plan views.
 - (c) The location and elevation of all buildings, structures, walls, fences and landscaping on the property.
 - (d) Off-street parking areas, loading areas and traffic circulation patterns.

- (e) The location, dimensions and content of all signs, displays and advertising.
 - (f) A land use survey of all uses located within a one thousand (1,000) feet radius of the property.
- (11) All applications for adult business and entertainment uses shall include a statement providing specific information on each individual, partner, store manager(s), corporate officer, corporate director or corporate stockholders owning more than three (3) percent of the issued and outstanding stock of a corporate applicant. At a minimum, the applicant shall identify the complete name, business address and telephone number.
- (12) In the event of the proposed sale, resale or reassignment of interest of an adult business or entertainment use established under the terms of this Zoning Ordinance, the Board of Commissioners and Zoning Officer shall be notified of such proposed change of ownership. Such notification shall include the documentation required by this section of the Zoning Ordinance. Failure to notify the Board of Commissioners and Zoning Officer shall constitute a violation of this Zoning Ordinance, which could lead to the revocation of the use and certificate of occupancy.
- (13) The following requirements pertaining to signs and other visual displays shall apply to each adult business or entertainment uses:
- (a) The exterior of the building may include one (1) wall sign or parallel sign identifying the name of the adult business or entertainment use, which shall not exceed 20 square feet in size.
 - (b) Free standing signs, banners, directional signs, illuminated signs, portable signs, roof signs, seasonal signs and billboards shall be prohibited on the property.
 - (c) Window signs shall be limited to twenty-five (25) percent of the total window area and shall not include any graphic or pictorial depiction of material related to specific sexual activities or anatomical areas.
 - (d) Advertisements, displays or other promotional materials related to specific sexual activities or anatomical area shall not be shown or exhibited so as to be visible to the public from the exterior of the building.
 - (e) All signs and visual displays shall be considered as part of the special exception application.
- (14) The entrance of the adult business should include a sign warning all individuals that the premises are classified as an adult business use and/or adult entertainment use.
- (D) As part of the special exception application, the applicant shall provide evidence that the adult business and/or adult entertainment use shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report.
- (E) If the Zoning Hearing Board approves the special exception application, a complete subdivision and land development plan shall be submitted to Cumru Township for review and consideration. The subdivision and land development plan shall comply with all conditions of approval issued as part of the special exception application as well as all other provisions specified by this Zoning Ordinance.

Section 804: Agricultural Uses

- (A) The term “agricultural operation”, as defined under Article 2 of this Zoning Ordinance, shall include general agricultural uses, intensive agricultural uses, farm-related businesses, farm-support businesses, roadside stands, and all other principal or accessory agricultural uses.
- (B) The provisions for general agricultural uses are further specified under Section 804.1 of this Zoning Ordinance.

- (C) The provisions for intensive agricultural uses are further specified under Section 804.2 of this Zoning Ordinance.
- (D) The provisions for farm-related business uses are further specified under Section 804.3 of this Zoning Ordinance.
- (E) The provisions for farm-support business uses are further specified under Section 804.4 of this Zoning Ordinance.
- (F) The provisions for roadside stands are further specified under Section 804.5 of this Zoning Ordinance.

Section 804.1: General Agricultural Uses

- (A) General agricultural uses, as further defined under Article 2 of this Zoning Ordinance, shall be a permitted use by right within the AG, RC and LR Zoning Districts.
- (B) General agricultural uses may include the following uses: the cultivation of the soil for the raising and harvesting of the produce or crops; nurseries; greenhouses; horticulture operations; the raising of livestock and animal husbandry operations; silvicultural and aquacultural uses; and other general agricultural uses, as determined by the Cumru Township Zoning Officer.
- (C) The raising and ownership of farm animals as a general agricultural use shall be limited based upon owned contiguous acres relating to animal units. The number of animal units and weight classification shall be determined using the accepted methods of the Pennsylvania Nutrient Management Law. The following chart shall apply to general agricultural uses.

General Agricultural Uses: Contiguous Acreage and Maximum Animal Unit Requirements			
Farm Animal	1.00 to 4.99 acres	5.00 to 9.99 acres	10.00 acres or more
Poultry, fowl, rabbits and similar animals with weight that is less than 10 pounds per animal.	0.25 animal unit per acre	0.50 animal unit per acre	2.00 animal unit per acre
Sheep, goats and similar animals with weight between 10 pounds and 200 pounds per animal	0.50 animal unit per acre	1.00 animal unit per acre	2.00 animal unit per acre
Pigs, hogs, swine and similar animals with a weight between 200 pounds and 500 pounds per animal	0.25 animal unit per acre	0.50 animal unit per acre	2.00 animal unit per acre
Horses, cattle and similar animals with a weight between 500 pounds and 2,000 pounds per animal	1.00 animal unit per acre	1.00 animal unit per acre	2.00 animal unit per acre
All other farm animals	0.50 animal unit per acre	1.00 animal unit per acre	2.00 animal unit per acre
Note: The raising and ownership of farm animals as a general agricultural use shall be limited to the maximum permitted animal units per contiguous acre as well as the maximum permitted animals per acres as reference on this chart. Where a discrepancy should exist concerning the weight of the farm animal, the more restrictive provision shall apply.			

- (D) The following minimum and maximum dimensional requirements shall apply to general agricultural uses:
 - (1) A minimum of three (3) acres of contiguous net land area shall be required.
 - (2) The minimum lot width requirement for general agricultural uses shall be two hundred (200) feet.
 - (3) All principal buildings and structures that are utilized for general agricultural uses shall be located at least one hundred (100) feet from any property line or street right-of-way line.
 - (4) The maximum height of all buildings and structures shall be fifty (50) feet.
 - (5) The total building coverage for general agricultural shall not exceed ten (10) percent of the lot area. The total lot coverage for general agricultural uses shall not exceed twenty (20) percent of the lot area.

- (E) All general agricultural uses exceeding the provisions of this section of the Zoning Ordinance shall be considered as intensive agricultural use, which are further regulated under Sections 804.2 and 811 of this Zoning Ordinance.
- (F) All general agricultural uses and activities shall comply with all local, state and federal laws concerning manure, management, nutrient management, fertilizer applications, biosolids, water supply, stormwater management, erosion and sedimentation control, and vehicular accessibility.
- (G) Accessory uses may be permitted for the general agricultural uses, provided they are conducted on the same lot and are permitted by Cumru Township.

Section 804.2: Intensive Agricultural Uses

- (A) Intensive agricultural uses, as further defined under Article 2 of this Zoning Ordinance, shall be a permitted use by special exception within the AG Zoning District.
- (B) Intensive agricultural uses may include the following uses: specialized agricultural activities; mushroom production facilities; intensive livestock operations; intensive produce operations; poultry production facilities; intensive greenhouse operations; concentrated feed operations; concentrated animal operations; and other intensive agricultural uses, as determined by the Cumru Township Zoning Officer.
- (C) The raising and ownership of farm animals as an intensive agricultural use shall be limited based upon owned contiguous acres relating to animal units. The number of animal units and weight classification shall be determined using the accepted methods of the Pennsylvania Nutrient Management Law. The following chart shall apply to intensive agricultural uses containing farm animals.

Intensive Agricultural Uses: Contiguous Acreage and Maximum Animal Unit Requirements			
Farm Animal	10.00 to 49.99 acres	50.00 to 99.99 acres	100.00 acres or more
Poultry, fowl, rabbits and similar animals with weight that is less than 10 pounds per animal.	2.00 animal unit per acre	4.00 animal unit per acre	6.00 animal unit per acre
Sheep, goats and similar animals with weight between 10 pounds and 200 pounds per animal	3.00 animal unit per acre	4.00 animal unit per acre	6.00 animal unit per acre
Pigs, hogs, swine and similar animals with a weight between 200 pounds and 500 pounds per animal	2.00 animal unit per acre	4.00 animal unit per acre	6.00 animal unit per acre
Horses, cattle and similar animals with a weight between 500 pounds and 2,000 pounds per animal	3.00 animal unit per acre	4.00 animal unit per acre	6.00 animal unit per acre
All other farm animals	2.00 animal unit per acre	4.00 animal unit per acre	6.00 animal unit per acre
Note: The raising and ownership of farm animals as an intensive agricultural use shall be limited to the maximum permitted animal units per contiguous acre as well as the maximum permitted animals per acres as reference on this chart. Where a discrepancy should exist concerning the weight of the farm animal, the more restrictive provision shall apply.			

- (D) As part of the special exception application, the Zoning Hearing Board may permit a twenty-five (25) percent increase to the maximum animal unit requirements specified under Section 804.2(C) of this Zoning Ordinance, provided that such increase does not impose any adverse effects to the health, safety and general welfare of the community.
- (E) The following minimum and maximum dimensional requirements shall apply to intensive agricultural uses:
 - (1) A minimum of ten (10) acres of contiguous net land area shall be required to accommodate intensive agricultural uses and activities.
 - (2) The minimum lot width requirement for intensive agricultural uses shall be three hundred (300) feet.

- (3) All buildings and structures utilized for intensive agricultural uses shall be located at least two hundred (200) feet from any property line or street right-of-way line.
 - (4) All intensive agricultural uses and facilities shall not be located within the floodplain and shall be located at least two hundred (200) feet from all perennial streams or surface water.
 - (5) The maximum height of all buildings and structures utilized for intensive agricultural uses shall not exceed fifty (50) feet.
 - (6) The total building coverage for general agricultural uses shall not exceed ten (10) percent of the lot area. The total lot coverage for general agricultural uses shall not exceed twenty (20) percent of the lot area.
- (F) The intensive agricultural use shall be serviced by public sanitary sewage facilities or on-lot sanitary sewer facilities approved and permitted by Cumru Township and the Pennsylvania Department of Environmental Protection.
 - (G) The intensive agricultural use shall be serviced by a private water supply system approved and permitted by Cumru Township and the Pennsylvania Department of Environmental Protection. As part of the special exception application, the applicant shall demonstrate that the quantity of the water supply source will be sufficient to accommodate the intensive agricultural use. The methods utilized to verify if there is a safe and dependable supply of water shall be subject to the approval of Cumru Township.
 - (H) All intensive agricultural uses relating to commercial composting and mushroom production uses shall be further regulated under the provisions of Sections 811 of this Zoning Ordinance.
 - (I) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. Areas for trash and rubbish shall be located at least two hundred (200) feet from any property line or street right-of-way line.
 - (J) Solid and liquid waste shall be disposed of in a manner to avoid insect, fly, rodent or pest problems. All intensive animal operations shall develop an abatement plan to mitigate potential nuisances.
 - (K) All intensive agricultural uses and activities shall comply with all local, state and federal laws concerning nutrient management, biosolids, sewage disposal, water supply, stormwater management, erosion and sedimentation control, air quality management, and vehicular accessibility. Where appropriate, the applicant shall submit plans or other forms of documentation to demonstrate that the intensive agricultural use shall comply with all pertinent local, state and federal laws.
 - (L) The applicant shall consult with qualified professionals to assess potential adverse impacts associated with the intensive agricultural use and to provide assistance in the preparation of any assessment studies or plans (refer to Section 804.2.M) that should be completed as a prerequisite for the special exception application or completed as a condition of approval of the special exception application. The Zoning Hearing Board shall consider the recommendations of these qualified professionals as part of the special exception application.
 - (M) If required by the Zoning Hearing Board as part of the special exception application, the following assessment studies or plans shall be completed:
 - (1) A Nutrient Management Plan (NMP) shall be completed for the intensive agricultural use in accordance with local, state and federal requirements. The NMP should identify how the potential adverse impacts associated with the intensive agricultural use will be mitigated.
 - (2) A Conservation Plan shall be completed for the intensive agricultural use in accordance with local, state and federal requirements. The Conservation Plan should identify how the potential adverse impacts associated with soil erosion and sedimentation control will be mitigated.
 - (3) A Traffic Impact Study shall be conducted in order to assess transportation conditions and needs. The Traffic Impact Study should identify how the potential adverse impacts associated with traffic volumes and vehicle weight will be mitigated.

- (4) An Environmental Impact Assessment Report shall be conducted in order to assess existing and proposed site conditions. The Environmental Impact Assessment Report should identify how potential environmental or ecological impacts will be mitigated.
- (5) A Landscaping and Buffering Plan shall be conducted in order to assess existing and proposed site conditions. The Landscaping and Buffering Plan should identify how potential visual, sound and odor impacts will be mitigated
- (N) As part of the special exception application, the applicant shall provide evidence that the intensive agricultural uses or activities shall comply with the provisions established within this Zoning Ordinance.
- (O) As part of the special exception application, the Zoning Hearing Board may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan or building permit application.
- (P) If the Zoning Hearing Board approves the special exception application, a complete land development plan shall be submitted to Cumru Township for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the special exception application as well as all other provisions specified by Cumru Township. The Board of Commissioners may waive this requirement pursuant to the provisions established by Cumru Township and the Pennsylvania Municipalities Planning Code.

Section 804.3: Farm-Related Business Uses

- (A) Farm-related business uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right in the AG and RC Zoning Districts.
- (B) Farm-related business uses may include accessory uses and activities, as defined by this section of the Zoning Ordinance, provided that the agricultural use is the primary use and the farm-related business use is a secondary or accessory use, which is compatible to the agricultural use. The farm-related business use shall be conducted in a manner that the agricultural use retains the visual character of a farm.
- (C) Uses that exceed the provisions of this section of the Zoning Ordinance may be permitted by special exception under the provisions for farm-support business uses, which are further specified under Section 804.4 of this Zoning Ordinance.
- (D) All farm-related business uses should be directed at meeting the needs of those engaged in an agricultural operation or use. A farm-related business use may include the following subordinate uses:
 - (1) Facilities for the manufacturing, warehousing, sales, repair and service of agricultural equipment, vehicles, or supplies;
 - (2) Blacksmith shops, farrier and harness making uses;
 - (3) Butcher shops and meat packaging uses;
 - (4) Processing and distribution of agricultural products;
 - (5) Feed supply and fertilizer distributors.
 - (6) Other uses of similar character as determined by the Zoning Officer.
- (E) The following minimum and maximum dimensional requirements shall apply to an agricultural use with a permitted farm-related business use:
 - (1) A minimum of ten (10) acres of contiguous net land area shall be required to accommodate the agricultural use and the farm-related business use.

- (2) The maximum land area designated for the farm-related business shall be no more than three (3) acres.
 - (3) All building or structures utilized for the farm-related business use shall be located at least one hundred (100) feet from any side or property line or street right-of-way line.
 - (4) Outdoor storage of supplies, materials, or other products utilized for the farm-related business shall be located at least fifty (50) feet from any side or property line or street right-of-way line.
 - (5) The maximum height for any building or structure utilized for the farm-related business use shall be thirty-five (35) feet.
 - (6) The total combined building coverage for the agricultural uses and farm-related uses shall be ten (10) percent. The total combined lot coverage for the general agricultural uses and farm-related uses shall not exceed twenty (20) percent of the lot area.
 - (7) The total gross floor area of a building or structure utilized exclusively for a farm-related business use shall not exceed 4,000 square feet.
- (F) Any building constructed for the use of a farm-related business shall be of a type or design that may be converted to an agricultural use in the event the farm-related business is discontinued.
 - (G) The farm-related business shall be owned and operated by the farmer in residence on the property. No more than three (3) full time equivalent employees shall be employed at the farm for the farm-related business.
 - (H) No more than two (2) farm-support business uses shall be permitted on the farm. A zoning or use permit must be acquired by the owner to operate each farm-related business.
 - (I) An off-street parking area shall be provided to meet the following requirements: two (2) parking spaces shall be provided for the principal agricultural use; one (1) parking space shall be provided for each employee not residing at the farm; and no more than two (2) parking spaces shall be provided for guests or patrons. The maximum number of off-street parking spaces shall be limited to eight (8) parking spaces, which shall not include any garage spaces and shall be designed to comply with the appropriate provisions of Article 10 of this Zoning Ordinance.
 - (J) Sufficient vehicular access roads and off-street parking areas shall be designed, located and constructed in a manner considering the size and weight of all delivery vehicles and customer vehicles entering and exiting the property. All such vehicular access roads and off-street parking areas shall be mud free shall not create a traffic hazard.
 - (K) A sign displaying the name and address of the farm-related business is permitted, subject to the following requirements: no more than one (1) such sign shall be erected on the lot; the area of the sign shall not exceed six (6) square feet in size; and the sign shall be either fixed flat on the main wall of the building or may be erected in the front yard, but not within ten (10) feet of the cartway. All proposed signs shall comply with Article 11 if this Zoning Ordinance.
 - (L) The owner of the farm-related business shall conduct and manage all activities that will not create a nuisance in terms of excessive noise, light, dirt, and/or odor. Further, the farm-related business shall not result in the accumulation of trash or debris upon the property.
 - (M) Composting or other farm waste storage facilities shall not be permitted within two hundred (200) feet of a property line or street right-of-way.
 - (N) The land area of the accessory business operation shall not be subdivided from the farm property or principal agricultural use.
 - (O) No construction or other improvements required to support a farm-related business use shall be permitted unless a land development plan has been submitted to Cumru Township for review and consideration.
 - (P) As part of the land development plan, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate.

Section 804.4: Farm-Support Business Uses

- (A) Farm-support business uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception in the AG and RC Zoning Districts.
- (B) Farm-support business uses may include accessory uses and activities, as defined by this section of the Zoning Ordinance, provided that the agricultural use is the primary use and the farm-support business use is a secondary or accessory use, which is not necessarily compatible to the agricultural use. The farm-support business use shall be conducted in a manner that the agricultural use retains the visual character of a farm.
- (C) All farm-support business uses should be directed at meeting the needs of those engaged in an agricultural operation or use. A farm-support business use may include the following subordinate uses:
 - (1) Facilities for the manufacturing, warehousing, sales, repair and service of equipment, vehicles, or supplies;
 - (2) Processing and distribution of products;
 - (3) Veterinary offices subject to the provisions of Section 815 of this Zoning Ordinance;
 - (4) Uses that exceed the farm-related provisions contained under Section 804.3 of this Zoning Ordinance.
 - (5) Uses that exceed the home occupation provisions contained under Section 715 of this Zoning Ordinance.
- (D) The following minimum and maximum dimensional requirements shall apply to an agricultural use with a permitted farm-support business use:
 - (1) A minimum of ten (10) acres of contiguous net land area shall be required to accommodate the agricultural use and the farm-support business use.
 - (2) The maximum land area designated for the farm-support business shall be no more than three (3) acres.
 - (3) All building or structures utilized for the farm-support business use shall be located at least one hundred (100) feet from any side or property line or street right-of-way line.
 - (4) Outdoor storage of supplies, materials, or other products utilized for the farm-support business shall be located at least fifty (50) feet from any side or property line or street right-of-way line.
 - (5) The maximum height for any building or structure utilized for the farm-support business use shall be thirty-five (35) feet.
 - (6) The maximum combined lot coverage for the agricultural uses and farm-support uses shall be 10 percent.
 - (7) The total gross floor area of a building or structure utilized exclusively for a farm-support business use shall not exceed 4,000 square feet.
- (E) Any building constructed for the use of a farm-support business shall be of a type or design that may be converted to an agricultural use in the event the farm-support business is discontinued.
- (F) Farm-support uses shall consider the character and appearance of other uses located within 1,000 feet of the property lines.
- (G) The farm-support business shall be owned and operated by the farmer in residence on the property. No more than three (3) full time equivalent employees shall be employed at the farm for the farm-support business.
- (H) No more than one (1) farm-support business uses shall be permitted on the farm. A zoning or use permit must be acquired by the owner to operate the farm-support business. Further, a farm-support business shall not be operated in conjunction with a farm-related business.

- (I) An off-street parking area shall be provided to meet the following requirements: two (2) parking spaces shall be provided for the principal agricultural use; one (1) parking space shall be provided for each employee not residing at the farm; and no more than two (2) parking spaces shall be provided for guests or patrons. The maximum number of off-street parking spaces shall be limited to eight (8) parking spaces, which shall not include any garage spaces and shall be designed to comply with the appropriate provisions of Article 10 of this Zoning Ordinance.
- (J) Sufficient vehicular access roads and off-street parking areas shall be designed, located and constructed in a manner considering the size and weight of all delivery vehicles and customer vehicles entering and exiting the property. All such vehicular access roads and off-street parking areas shall be mud free shall not create a traffic hazard.
- (K) A sign displaying the name and address of the farm-support business may be permitted, subject to the following requirements: no more than one (1) such sign shall be erected on the lot; the area of the sign shall not exceed six (6) square feet in size; and the sign shall be either fixed flat on the main wall of the building or may be erected in the front yard, but not within ten (10) feet of the cartway.
- (L) The owner of the farm-support business shall conduct and manage all activities that will not create a nuisance in terms of excessive noise, light, dirt, and/or odor. Further, the farm-support business shall not result in the accumulation of trash or debris upon the property.
- (M) Composting or other farm waste storage facilities shall not be permitted within two hundred (200) feet of a property line or street right-of-way.
- (N) The land area of the accessory business operation shall not be subdivided from the farm property or principal agricultural use.
- (O) No construction or other improvements required to support a farm-support business use shall be permitted unless a land development plan has been submitted to Cumru Township for review and consideration.
- (P) As part of the special exception application, the Cumru Township Zoning Hearing Board may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision plan, land development plan and/or zoning permit.

Section 804.5 Roadside Stands

- (A) Roadside stands, which are considered as an accessory use to a general agricultural use, shall be permitted by right in the AG, RC and LR Zoning Districts. All such uses shall be subject to the following provisions:
 - (1) At least fifty (50) percent of the agricultural products sold at the roadside stand shall be has been produced on farms within fifty (50) miles of the roadside stand.
 - (2) The total display area of the agricultural products sold at the roadside stand shall be limited to six hundred (600) square feet.
 - (3) The roadside stand shall be considered as a temporary and portable structure, which shall be located at least fifty (50) feet from the centerline of the cartway and two hundred (200) feet from any street intersection. In no case shall the roadside stand be placed within the street right-of-way.
 - (4) The portable roadside stand shall be removed during seasons when agricultural products are not sold or if the roadside stand becomes inactive for 180 consecutive days.
 - (5) Sufficient off-street parking areas shall be designed, located and constructed in a manner considering the customer vehicles entering and exiting the property. All such off-street parking areas shall be maintained as mud-free conditions located outside of the street right-of-way and shall not create a traffic hazard.
 - (6) A total of two (2) off-street parking areas shall be provided for the initial one hundred (100) square feet of permitted display area plus one (1) off-street parking space shall be provided for each additional one hundred (100) square feet of display area. The maximum number of off-street parking spaces shall be ten (10) off-street parking spaces.

- (7) All proposed driveway openings shall be reviewed and permitted by Cumru Township (local roads) and/or the Pennsylvania Department of Transportation (state roads).
- (8) A sign displaying the name or products for sale may be permitted, subject to the following requirements: no more than one (1) such sign shall be erected on the lot; the area of the sign shall not exceed ten (10) square feet in size; and the sign shall be either fixed flat on the main wall of the building or may be erected in the front yard, but not within ten (10) feet of the cartway.

Section 805: Airports, Heliports and Helistops

- (A) Airports, heliports and/or helistops, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception in the OC and GI Zoning District.
- (B) The following provisions shall apply to airports, heliports and/or helistops facilities:
 - (1) A minimum of ten (10) contiguous net acres of land shall be required to accommodate an airport, heliport or helistop facility.
 - (2) All proposed Airports, Heliports and/or Helistops shall comply with the Airport Overlay District and Cumru Township Ordinance 363, which may be amended from time in accordance with state and federal guidelines.
 - (3) All buildings, runways, landing strips, landing pads and/or other accessory structures related to the airport, heliport or helistops facility shall be located at least three (300) hundred feet from all property lines.
 - (4) The use shall be serviced by public sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (5) The use shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (6) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (7) All facility operations shall be reviewed and permitted by the Federal Aviation Administration and the Pennsylvania Department of Transportation.
- (C) No construction or other improvements required to support an airport, heliport or helistop shall be permitted unless a land development plan has been submitted to Cumru Township for review and consideration.
- (D) As part of the special exception application, the Cumru Township Zoning Hearing Board may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision plan, land development plan and/or zoning permit.

Section 806: Automobile Sales and Automobile Service Stations

- (A) The provisions for automobile sales are further specified under Section 806.1 of this Zoning Ordinance.
- (B) The provisions for automobile service stations are further specified under Section 806.2 of this Zoning Ordinance.
- (C) The provisions for car washing facilities, as a principal or subordinate use are further specified under Section 806.3 of this Zoning Ordinance.

Section 806.1 Automobile Sales

- (A) Automobile sales establishments, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the HC Zoning District.
- (B) The following standards and specifications shall be required for automobile sales establishments:
 - (1) A minimum of 20,000 square feet of contiguous net land area shall be required to accommodate the use. In addition, the minimum and maximum dimensional requirements of the HC Zoning District shall apply to the automobile sales establishment.
 - (2) The use shall be serviced by public sanitary sewage disposal facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) The use shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (4) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (5) All sales shall be conducted within an enclosed building, which complies with the appropriate requirements for a commercial establishment within Cumru Township.
 - (6) General service, maintenance and repair facilities shall be permitted provided that they are conducted within an enclosed building, which complies the requirements for a commercial establishment and that they are considered as accessory uses to the automobile sales establishment.
 - (7) No outdoor storage of parts, equipment, lubricants, fuel or other materials used or discarded as part of the automobile sales establishment shall be permitted.
 - (8) All vehicles stored on the premises for sale shall be located outside of the street right-of-way and no closer than twenty (20) feet to any property line. All such vehicles shall be in sound running condition meeting the general inspection and licensing requirements of the Commonwealth of Pennsylvania.
 - (9) All vehicles that have been brought in for service, maintenance or repair shall be in a state of active repair and shall not be permitted on the premises for a period of more than thirty (30) consecutive days.
 - (10) The demolishing of vehicles for salvage shall be prohibited.
 - (11) The sale of gasoline or fuel shall be prohibited.
 - (12) All vehicles sold on the premises shall be arranged in an orderly manner on an approved off-street parking facility that complies with the design requirements of Article 10 of this Zoning Ordinance.

- (C) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, lighting plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
- (D) As part of the land development plan, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 806.2 Automobile Service Stations

- (A) Automobile service stations, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the LC Zoning District and by right within the HC District.
- (B) The following standards and specifications shall be required for automobile service station:
 - (1) A minimum of 20,000 square feet shall be required to accommodate the use. In addition the appropriate minimum and maximum dimensional requirements of the LC or HC Zoning District shall apply.
 - (2) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (4) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (5) All general service, maintenance and repair facilities shall be permitted provided that they are conducted within an enclosed building, which complies the appropriate building code requirements for a commercial establishment within Cumru Township and that they are considered as accessory uses to the automobile sales establishment.
 - (6) The sale of gasoline, diesel fuel, kerosene or other petroleum products shall be permitted, subject to the following criteria.
 - (a) The maximum number of fueling pumps shall be limited to twelve (12) fuel pumps or twenty four (24) fueling positions.
 - (b) The canopy covering the fuel pumps shall not exceed twenty (20) feet from ground level at its highest point and shall be of a peak-roof design. As part of the special exception hearing, the Zoning Hearing Board may permit a greater canopy height up to thirty (30) feet, if the design of the canopy considered as architectural enhancement.
 - (c) All proposed fueling positions shall be located at least fifty (50) feet from any property line including the legal and ultimate right-of-way line.
 - (d) The total area of the canopy not exceed in area shall not exceed in total area of 10,000 square feet. In addition, the canopy shall be considered as part of the building coverage calculations.

- (e) During non-daylight hours of operation, overhead lighting under the canopy shall illuminate all fueling positions. The canopy lighting shall be located on the undersurface (ceiling) of the canopy and shall be limited to flush lens fixtures mounted on the canopy ceiling. Drop lens fixtures shall be prohibited. Up-lens lighting fixtures mounted on the canopy structure above the level of gas pumps are permitted if they have the effect of reducing glare from the lighting fixtures mounted on the canopy ceiling. All such canopy lighting over fuel dispensing positions shall not exceed an average of 20.0 maintained footcandles, unless a more stringent standard is specified by building code requirements.
 - (f) In no case shall illumination exceed 0.5 footcandle measured at the property lines, except at driveway entrances, provided the illumination at the cartway center line of the contiguous street shall not exceed 1.0 footcandle, unless a more stringent standard is specified by building code requirements.
 - (g) All gasoline and fuel sales associated with a convenience store or mini-market shall comply with the appropriate provisions of Section 818 of this Zoning Ordinance.
- (7) Automobile sales may be permitted as a subordinate use within the HC District, provided that it is designed and approved in accordance with the requirements specified under Section 806.1 of this Zoning Ordinance.
 - (8) Car washing facilities and services may be permitted by special exception as either a principal use or subordinate use in the LC and HC Districts, provided that it is designed and approved in accordance with the requirements specified under Section 806.3 of this Zoning Ordinance.
 - (9) All off-street parking and loading facilities shall be located, designed and constructed in accordance with the requirements of Article 10 of this Zoning Ordinance.
 - (10) No outdoor storage of parts, equipment, lubricants, fuel or other materials used or discarded as part of the automobile service establishment shall be permitted. All permitted material that are stored outdoors shall be located outside of the street right-of-way and no closer than ten (10) feet to any property line.
 - (11) All vehicles that have been brought in for service, maintenance or repair shall in a state of active repair and shall not be permitted on the premises for a period of more than fifteen (15) consecutive days.
 - (12) The demolishing of vehicles for salvage shall be prohibited.
- (C) As part of the special exception application, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, lighting plan, traffic impact study and/or environmental impact assessment report. Prior to the submission of the special exception application, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
 - (D) As part of the special exception application, the Cumru Township Zoning Hearing Board may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision plan, land development plan and/or zoning permit.
 - (E) If the Zoning Hearing Board approves the special exception application, a complete land development plan shall be submitted for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the special exception application as well as all other provisions specified by Cumru Township.

Section 806.3: Car Washing Facilities

- (A) Car washing facilities, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the LC and HC Districts.

- (B) The following standards and specifications shall be required for automobile service stations with car washing facilities and services automobile service station:
- (1) Car washing facilities may be permitted as a principal use or as a subordinate use to an automobile service station.
 - (2) A minimum of 30,000 square feet shall be required to accommodate the use. In addition the appropriate minimum and maximum dimensional requirements of the LC or HC Zoning District shall apply.
 - (3) All structures housing washing apparatuses shall be set back at least fifty (50) feet from any property line including the legal and ultimate right-of-way line.
 - (4) The car washing facilities shall be located at least one hundred (100) feet from an existing residential use or residential zoning district, as measured from the property line.
 - (5) The use shall be serviced by public sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (6) The use shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (7) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (8) Gray water recycling and treatment equipment is incorporated as part of the facility operations. All such equipment shall include provisions for the collection of waste, grease, oil, soap, wax, and other materials that can't be recycled or utilized as part of the operations.
 - (9) A post-washing drying area is provided for two (2) vehicles per car washing bay or unit.
 - (10) The side and rear lot lines of the commercial drive through establishment shall be adequately screened with a twenty (20) foot wide landscaped buffer yard.
 - (11) All means of ingress and/or egress shall be located at least two hundred (200) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.
 - (12) Interior accessways shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for the loading or unloading of trucks and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.
 - (13) A stacking or pre-service lane, measuring at least ten (10) feet in width and eighty (80) feet in length shall be provided for each service lane or bay for the car washing facility. Alternative designs may be accepted by the Zoning Hearing Board as part of the special exception application, provided that the design does not interfere with internal or external traffic patterns.
 - (14) All designated points of ingress and egress for all vehicles shall be designed to consider traffic volumes on existing streets and adjacent uses.

- (15) All exterior speaker, microphone or intercom systems shall be designed in a manner so the messages, music or other audible sounds are reduced by eight (80) percent from the source to any property line.
 - (16) The lighting facilities shall be designed in a manner so the illumination does not exceed 0.5 footcandle, as measured at the property lines, except at driveway entrances, provided the illumination at the cartway center line of the contiguous street shall not exceed 1.0 footcandle.
 - (17) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within fifty (50) feet from any property line or street right-of-way line.
 - (18) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
 - (19) All proposed signs shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
- (C) As part of the special exception application, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, lighting plan, traffic impact study and/or environmental impact assessment report. Prior to the submission of the special exception application, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to discuss the supplemental documentation that may be required as part of the special exception application or land development plan application.
 - (D) As part of the special exception or land development plan application, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions.
 - (E) If the Zoning Hearing Board approves the special exception application, a complete land development plan shall be submitted to Cumru Township for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the special exception application as well as all other provisions specified by Cumru Township.

Section 807: Banks and Financial Institutions

- (A) Banks and financial institutions, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the LC, HC and OC Zoning Districts.
- (B) All banks and financial institutions shall be located on approved lots, which comply with the minimum and maximum dimensional requirements as well as the utility provisions, which are further specified by the appropriate zoning district to which the bank and financial institution is located or by the appropriate development requirements specified by this Zoning Ordinance.
- (C) The following standards and specifications shall be required for banks and financial institutions:
 - (1) The use shall be serviced by public sanitary sewage disposal facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (2) The use shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.

- (3) Where public sanitary sewage disposal facilities and/or public water supply facilities are not planned within a defined service area, the use of on-lot sewer and water facilities may be considered provided that it is consistent with all relevant plans and ordinances adopted by Cumru Township.
 - (4) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (5) Banks and financial institutions with drive-through facilities shall be permitted by special exception under the provisions of Section 812 of this Zoning Ordinance.
 - (6) The provisions for landscaping, lighting and other supplemental requirements shall be considered and designed to comply with the applicable provisions of Article 9 of this Zoning Ordinance.
 - (7) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
 - (8) All proposed signs shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
- (D) Where required to comply with the provisions specified by this Zoning Ordinance, a subdivision and/or land development plan shall be prepared and submitted to Cumru Township for review and consideration in accordance with the prevailing standards of Cumru Township.

Section 808: Business and Professional Offices

- (A) Business and professional offices, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the LC, HC, OC and GI Zoning Districts.
- (B) Business and professional offices shall be located on approved lots, which comply with the minimum and maximum dimensional requirements as well as the utility provisions, which are further specified by the appropriate zoning district to which the principal use business and professional office is located or by the appropriate development requirements specified by this Zoning Ordinance.
- (C) The following standards and specifications shall be required for business and professional offices:
 - (1) The use shall be serviced by public sanitary sewage disposal facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (2) The use shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) Where public sanitary sewage disposal facilities and/or public water supply facilities are not planned within a defined service area, the use of on-lot sewer and water facilities may be considered provided that it is consistent with all relevant plans and ordinances adopted by Cumru Township
 - (4) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (5) The provisions for landscaping, lighting and other supplemental requirements shall be considered and designed to comply with the applicable provisions of Article 9 of this Zoning Ordinance.
 - (6) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.

- (7) All proposed signs shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
- (D) Where required to comply with the provisions specified by this Zoning Ordinance, a subdivision and/or land development plan shall be prepared and submitted to Cumru Township for review and consideration in accordance with the prevailing standards of Cumru Township.

Section 809: Business and Professional Office Parks

- (A) Business and professional office parks, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the OC and GI Zoning Districts, subject to the appropriate provisions of this Zoning Ordinance.
- (B) A minimum of ten (10) acres of contiguous net land area shall be required to accommodate all of the uses within a business and professional office park
- (C) The following design standards and specifications shall apply to the uses contained within business and professional office parks:
- (1) Each use within the business and/or professional office park shall be serviced by public sanitary sewage disposal facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with the Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (2) Each use within the business and/or professional office park shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) All other utility provisions serving the business and/or professional office park shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all uses within the office and business park shall have individual utility connections and services that shall be installed underground.
 - (4) The permitted uses within a business and/or professional office park shall be limited to: professional offices; banks or financial institutions; governmental offices; municipal uses; medical, dental, vision, counseling and health care service providers; and/or other similar office uses, as determined appropriate by Cumru Township as part of the subdivision and land development plan.
 - (5) Subordinate uses within the business and/or professional office park office shall be limited to: restaurants or cafeterias; retail sales establishments; personal care or service establishments; meeting rooms; day care facilities; recreational uses; educational uses; and other similar uses that are determined appropriate by Cumru Township as part of the subdivision and land development plan. The cumulative gross floor area for all such accessory uses shall not occupy more than thirty (30) percent of the cumulative gross floor area of all uses within the business or professional office park. The accessory uses shall be considered subordinate uses that directly benefit the principal uses within the business or professional office park.
 - (6) Drive-through establishments shall be a prohibited use within the business and/or professional office park.
 - (7) All principal uses shall be located at least fifty (50) feet from any street right-of-way line and fifty (50) feet from all other external property lines, which are not owned by the applicant in pre-development conditions.

- (8) The following minimum and maximum dimensional requirements shall apply to each principal use within the business and/or professional office park:
- (a) The minimum net lot area shall be 20,000 square feet per lot, whether it is for one individual use on a lot or for multiple permitted uses within a building on a lot.
 - (b) The minimum lot width shall be two hundred (200) feet per lot.
 - (c) The front yard setback shall be at least fifty (50) feet, as measured from the right-of-way line.
 - (d) The side yard setback shall be at least forty (40) feet for each side.
 - (e) The rear yard setback shall be at least forty (40) feet.
 - (f) The maximum height of the buildings shall be no more than fifty (50) feet.
 - (g) The maximum building coverage shall be no more than fifty (50) percent of the approved lot.
 - (h) The maximum lot coverage shall be no more than seventy (70) percent of the approved lot.
- (9) Office or non-residential condominiums may be permitted on an individual lot within the office and business park, provided that each use is a permitted use as described in this Zoning Ordinance. The permitted uses shall be designed as self-contained structures without common facilities, which comply with all pertinent requirements of Cumru Township. In addition to these requirements, the following provisions shall apply to office or non-residential condominiums:
- (a) The ownership of office condominiums shall be under single ownership, partnership, corporation, or under a guaranteed unified management control. The office condominiums must have at least one (1) on-site manager or a designated individual whose office is located within one hundred (100) miles of Cumru Township. The owner shall provide Cumru Township with a complete list of on-site managers or designated individuals on an annual basis. The list shall include the name, mailing address and telephone number of each on-site manager or each designated individual responsible for the daily operation of all uses within the office or non-residential condominiums.
 - (b) The owner or manager shall provide Cumru Township with a complete list of tenants located within office or non-residential condominium on an annual basis. The list shall include the name of the tenant, business name, mailing address, telephone number, land use activity and scheduled hours of operation.
- (10) The architectural features or building facade for the uses within the business or office park shall be harmoniously planned as a non-residential community. As part of the subdivision or land development application, the applicant or developer shall identify the non-residential uses and demonstrate how these uses can be amicably planned considering their architectural appearance.
- (11) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
- (12) All proposed signs for each use within the office and business park shall comply with the provisions specified under Article 11 of this Zoning Ordinance. In addition to these signs, no more than one (1) common on-premises free standing or ground sign shall be permitted along each street in which the office and business park has frontage and shall not exceed one hundred (100) cumulative square feet per side. No portion of the common on-premises free standing sign shall be less than seven (7) feet or greater than twenty (20) feet, as measured from the mean ground elevation.
- (13) The side and rear lot lines of the development shall be adequately screened with a twenty (20) foot wide landscaped buffer yard. The design of the buffer yard and the selected landscape materials shall be subject to the approval of Cumru Township.

- (14) The primary points of ingress and egress to the business or office park shall be along a collector or arterial street. The applicant shall mitigate all potential traffic impacts.
 - (15) All means of ingress and/or egress shall be located at least two hundred (200) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.
 - (16) Where permitted or required, security gates or security check points shall be located along an internal road within the development at least one hundred fifty (150) feet from the right-of-way of an external public road.
 - (17) Interior accessways shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for the loading or unloading of trucks and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.
 - (18) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.
- (D) As part of the subdivision and land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, lighting plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
- (E) As part of the subdivision and land development plan, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision and land development plan.

Section 810: Club, Lodge or Social Quarters

- (A) Clubs, lodges and social quarters, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception in the AG, RC, LR, LC, HC and OC Zoning Districts.
- (B) All clubs, lodges and social quarters shall be located on approved lots, which comply with the minimum and maximum dimensional requirements as well as the utility provisions, which are further specified by the appropriate zoning district to which the club, lodge or social quarters is located or by the appropriate development requirements specified by this Zoning Ordinance.
- (C) The following standards and specifications shall be required for clubs, lodges and social quarters:
 - (1) The use shall be serviced by public, private or on-lot sewage disposal facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.

- (3) Where public sanitary sewage disposal facilities and/or public water supply facilities are not planned within a defined service area, the use of on-lot sewer and water facilities may be considered provided that it is consistent with all relevant plans and ordinances adopted by Cumru Township.
 - (4) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (5) Provisions for recreation facilities and uses shall comply with provisions specified under Section 844 of this Zoning Ordinance.
 - (6) The provisions for landscaping, lighting and other supplemental requirements shall be considered and designed to comply with the applicable provisions of Article 9 of this Zoning Ordinance.
 - (7) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
 - (8) All proposed signs shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
- (D) Where required to comply with the provisions specified by this Zoning Ordinance, a subdivision and/or land development plan shall be prepared and submitted to Cumru Township for review and consideration in accordance with the prevailing standards of Cumru Township.

Section 811: Commercial Composting and Mushroom Production Uses

- (A) The provisions for commercial composting uses are further specified under Section 811.1 of this Zoning Ordinance.
- (B) The provisions for mushroom production uses are further specified under Section 811.2 of this Zoning Ordinance.

Section 811.1: Commercial Composting Uses

- (A) Commercial composting uses and mushroom production uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the GI Zoning District.
- (B) Commercial composting uses may include the accumulation of biodegradable and organic materials from approved uses including landscaping uses, nursery uses, forestry uses, and other similar uses, as determined appropriate by Cumru Township, whereas, the composted materials and residual waste are packaged, processed and/or transported from the commercial composting facility and utilized for other applications.
- (C) The following minimum and maximum dimensional requirements shall apply to commercial composting uses:
 - (1) A minimum of ten (10) acres of contiguous net land area shall be required to accommodate the commercial composting use.
 - (2) The minimum lot width requirement for commercial composting use shall be three hundred (300) feet.
 - (3) All buildings and structures utilized for commercial composting use shall be located at least two hundred (200) feet from any property line or street right-of-way line.
 - (4) All commercial composting facilities shall be located at least one hundred (100) feet from all perennial streams or surface water.
 - (5) The maximum height of all buildings and structures utilized for commercial composting use shall not exceed thirty-five (35) feet.
 - (6) The total building coverage for commercial composting use shall not exceed ten (10) percent of the lot area. The total lot coverage for commercial composting use shall not exceed twenty (20) percent of the lot area.

- (D) The following standards and specifications shall be required for commercial composting uses:
- (1) The commercial composting use shall be serviced by public sanitary sewage disposal facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (2) The commercial composting use shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) Where public sanitary sewage disposal facilities and/or public water supply facilities are not planned within a defined service area, the use of on-lot sewer and on-lot water facilities may be considered provided that it is consistent with all relevant plans and ordinances adopted by Cumru Township.
 - (4) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (5) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish will be permitted within two hundred (200) feet from any property line or street right-of-way line.
 - (6) Solid and liquid waste shall be disposed of in a manner to avoid insect, rodent or pest problems. All commercial composting uses shall develop an abatement plan to mitigate potential nuisances.
 - (7) Commercial composting shall not be permitted as a temporary operation in order to reduce, process and manufacture biodegradable and organic materials into composted materials for use at other locations. Biodegradable and organic material may be reduced in order to transfer the materials to the permitted location for the commercial composting use.
- (E) All commercial composting uses shall comply with all local, state and federal laws concerning nutrient management, biosolids, sewage disposal, water supply, stormwater management, erosion and sedimentation control, air quality management, and vehicular accessibility. Where appropriate, the applicant shall submit plans or other forms of documentation to demonstrate that the intensive agricultural use shall comply with all pertinent local, state and federal laws.
- (F) The applicant shall consult with qualified professionals to assess potential adverse impacts associated with the commercial composting use and to provide assistance in the preparation of any assessment studies or plans (refer to Section 811.G) that should be completed as a prerequisite for the special exception application or completed as a condition of approval of the special exception application. The Zoning Hearing Board shall consider the recommendations of these qualified professionals as part of the special exception application.
- (G) The following assessment studies or plans should be considered as part of the special exception application:
- (1) A Nutrient Management Plan (NMP) shall be completed for the commercial composting use in accordance with local, state and federal requirements. The NMP should identify how the potential adverse impacts associated with the commercial composting use will be mitigated.
 - (2) A Conservation Plan shall be completed for the commercial composting use in accordance with local, state and federal requirements. The Conservation Plan should identify how the potential adverse impacts associated with soil erosion and sedimentation control will be mitigated.

- (3) A Traffic Impact Study shall be conducted in order to assess transportation conditions and needs. The Traffic Impact Study should identify how the potential adverse impacts associated with traffic volumes and vehicle weight will be mitigated.
 - (4) An Environmental Impact Assessment Report shall be conducted in order to assess existing and proposed site conditions. The Environmental Impact Assessment Report should identify how potential environmental or ecological impacts will be mitigated.
 - (5) A Landscaping and Buffering Plan shall be conducted in order to assess existing and proposed site conditions. The Landscaping and Buffering Plan should identify how potential visual, sound and odor impacts will be mitigated.
- (H) As part of the special exception application, the applicant shall provide evidence that the commercial composting use shall comply with the provisions established within this Zoning Ordinance.
 - (I) As part of the special exception application, the Zoning Hearing Board may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan or building permit application.
 - (J) If the Zoning Hearing Board approves the special exception application, a complete land development plan shall be submitted to Cumru Township for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the special exception application as well as all other provisions specified by Cumru Township. The Board of Commissioners may waive this requirement pursuant to the provisions established by Cumru Township and the Pennsylvania Municipalities Planning Code.

Section 811.2: Mushroom Production Uses

- (A) Commercial mushroom production uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the AG Zoning District.
- (B) Mushroom production uses may include the accumulation of biodegradable and organic materials from permitted mushroom production uses, as determined appropriate by state and federal guidelines, whereas, the products and residual waste are packaged, produced, processed and/or transported from the facility and utilized for other applications.
- (C) The following minimum and maximum dimensional requirements shall apply to mushroom production uses:
 - (1) A minimum of ten (10) acres of contiguous net land area shall be required to accommodate the mushroom production use.
 - (2) The minimum lot width requirement for mushroom production uses shall be three hundred (300) feet.
 - (3) All mushroom production and facilities shall be located within enclosed buildings and structures, which shall be located at least two hundred (200) feet from any property line or street right-of-way line and one hundred (100) feet from all perennial streams or surface water.
 - (4) The maximum height of all buildings and structures utilized for mushroom production uses shall not exceed thirty-five (35) feet.
 - (5) The total building coverage for the mushroom production use shall not exceed ten (10) percent of the lot area. The total lot coverage for the mushroom production use shall not exceed twenty (20) percent of the lot area.
- (D) The following standards and specifications shall be required for mushroom production uses:
 - (1) The mushroom production use shall be serviced by public sanitary sewage disposal facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient

capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.

- (2) The mushroom production use shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) Where public sanitary sewage disposal facilities and/or public water supply facilities are not planned within a defined service area, the use of on-lot sewer and on-lot water facilities may be considered provided that it is consistent with all relevant plans and ordinances adopted by Cumru Township.
 - (4) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (5) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish will be permitted within two hundred (200) feet from any property line or street right-of-way line.
 - (6) Solid and liquid waste shall be disposed of in a manner to avoid insect, rodent or pest problems. All commercial composting uses shall develop an abatement plan to mitigate potential nuisances.
- (E) All mushroom production uses shall comply with all local, state and federal laws concerning nutrient management, biosolids, sewage disposal, water supply, stormwater management, erosion and sedimentation control, air quality management, and vehicular accessibility. Where appropriate, the applicant shall submit plans or other forms of documentation to demonstrate that the intensive agricultural use shall comply with all pertinent local, state and federal laws.
- (F) The applicant shall consult with qualified professionals to assess potential adverse impacts associated with the mushroom production use and to provide assistance in the preparation of any assessment studies or plans (refer to Section 811.2.G that should be completed as a prerequisite for the special exception application or completed as a condition of approval of the special exception application. The Zoning Hearing Board shall consider the recommendations of these qualified professionals as part of the special exception application.
- (G) The following assessment studies or plans should be considered as part of the special exception application:
- (1) A Nutrient Management Plan (NMP) shall be completed for the mushroom production use in accordance with local, state and federal requirements. The NMP should identify how the potential adverse impacts associated with the mushroom production use will be mitigated.
 - (2) A Conservation Plan shall be completed for the mushroom production use in accordance with local, state and federal requirements. The Conservation Plan should identify how the potential adverse impacts associated with soil erosion and sedimentation control will be mitigated.
 - (3) A Traffic Impact Study shall be conducted in order to assess transportation conditions and needs. The Traffic Impact Study should identify how the potential adverse impacts associated with traffic volumes and vehicle weight will be mitigated.
 - (4) An Environmental Impact Assessment Report shall be conducted in order to assess existing and proposed site conditions. The Environmental Impact Assessment Report should identify how potential environmental or ecological impacts will be mitigated.
 - (5) A Landscaping and Buffering Plan shall be conducted in order to assess existing and proposed site conditions. The Landscaping and Buffering Plan should identify how potential visual, sound and odor impacts will be mitigated.

- (H) As part of the special exception application, the applicant shall provide evidence that the mushroom production use shall comply with the provisions established within this Zoning Ordinance.
- (I) As part of the special exception application, the Zoning Hearing Board may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan or building permit application.
- (J) If the Zoning Hearing Board approves the special exception application, a complete land development plan shall be submitted to Cumru Township for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the special exception application as well as all other provisions specified by Cumru Township. The Board of Commissioners may waive this requirement pursuant to the provisions established by Cumru Township and the Pennsylvania Municipalities Planning Code.

Section 812: Commercial Drive-Through Establishments

- (A) Commercial drive-through establishments, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the LC and HC Zoning Districts subject to the appropriate provisions specified within this Zoning Ordinance.
- (B) Commercial-drive through establishments shall be located on approved lots, which comply with the minimum and maximum dimensional requirements as well as the utility provisions, which are further specified by the appropriate zoning district to which the commercial drive-through establishment or by the appropriate development requirements specified by this Zoning Ordinance
- (C) The following design standards and specifications shall apply to the uses contained within commercial-drive through establishments:
 - (1) Commercial drive-through establishments shall be limited to: restaurants; banks or financial institutions; car washes; retail uses; and other uses that are typically associated as having drive-through facilities, as determined by the Zoning Officer.
 - (2) The use shall be serviced by public sanitary sewage disposal facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) The use shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (4) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (5) The commercial drive-through facilities shall be located at least one hundred (100) feet from an existing residential use or residential zoning district, as measured from the property line.
 - (6) The side and rear lot lines of the commercial drive-through establishment shall be adequately screened with a twenty (20) foot wide landscaped buffer yard.
 - (7) All means of ingress and/or egress shall be located at least two hundred (200) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.

- (8) Interior accessways shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for the loading or unloading of trucks and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.
 - (9) A stacking or pre-service lane, measuring at least ten (10) feet in width and eighty (80) feet in length shall be provided for each service lane or bay for the drive-through establishment. Alternative designs may be accepted by the Zoning Hearing Board as part of the special exception application, provided that the design does not interfere with internal or external traffic patterns.
 - (10) All designated points of ingress and egress for all vehicles shall be designed to consider traffic volumes on existing streets and adjacent uses.
 - (11) All exterior speaker, microphone or intercom systems shall be designed in a manner so the messages or other audible sounds are reduced by eighty (80) percent from the source to any street line or property line. Non-essential communications or music shall be prohibited.
 - (12) The lighting facilities shall be designed in a manner so the illumination does not exceed 0.5 footcandle, as measured at the property lines, except at driveway entrances, provided the illumination at the cartway center line of the contiguous street shall not exceed 1.0 footcandle.
 - (13) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.
 - (14) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
 - (15) All proposed signs shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
- (D) As part of the special exception application, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, traffic impact study and/or environmental impact assessment report. Prior to the submission of the special exception application, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
- (E) As part of the special exception application, the Cumru Township Zoning Hearing Board may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision plan, land development plan and/or zoning permit.
- (F) If the Zoning Hearing Board approves the special exception application, a complete land development plan shall be submitted for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the special exception application as well as all other provisions specified by Cumru Township.

Section 813: Commercial Greenhouses

- (A) Commercial greenhouses that are intended to raise, grow or produce products for on-site commercial or retail sales as a principal use shall be permitted by special exception in the AG Zoning District. Commercial greenhouses shall be subject to the following requirements:
- (1) A minimum of five (5) contiguous acres of land area shall be required to accommodate any commercial greenhouse. All such uses shall be located on approved lots, which shall comply with the following minimum and maximum dimensional requirements:
 - (a) The minimum lot width requirement for the commercial greenhouse use shall be three hundred (300) feet.

- (b) All buildings and structures utilized for commercial greenhouse use shall be located at least two hundred (200) feet from any property line or street right-of-way line.
 - (c) All commercial greenhouse use shall be located at least one hundred (100) feet from all perennial streams or surface water.
 - (d) The maximum height of all buildings and structures utilized for the commercial greenhouse uses shall not exceed fifty (50) feet.
 - (e) Greenhouses shall be considered as a structure, which should be accounted for as part of the building coverage and lot coverage requirements for the lot. The total building coverage for commercial greenhouse use shall not exceed forty (40) percent of the lot area. The total lot coverage for commercial greenhouse use shall not exceed sixty (60) percent of the lot area.
- (2) Commercial greenhouses shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) Commercial greenhouses shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (4) All other utility provisions serving commercial greenhouses shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (5) The storage of merchandise that is available for retail sales may be permitted outside of the principal building or structure provided that such storage is located at least fifty (50) feet from any property line or street right-of-way line.
 - (6) No exterior storage of a substance, which has the potential to contaminate groundwater or surface water, shall be permitted unless the owner provides and installs safeguards, which are satisfactory to Cumru Township and the Pennsylvania Department of Environmental Protection. All such protective safeguards shall be subject to the review and approval by Cumru Township.
 - (7) An off-street parking area consisting of at least one (1) parking space per five (500) square feet of gross floor and surface area of merchandise sale for guests or patrons plus one (1) parking space for each full time equivalent employee. This provision may be reduced as part of the special exception application if the applicant provides documentation to support the reduction.
 - (8) At least one (1) off-street loading space shall be provided for the commercial greenhouse. The off-street loading space shall be located, designed and constructed in accordance with the provisions of Article 10 of this Zoning Ordinance.
 - (9) Sufficient vehicular access roads and off-street parking areas shall be designed, located and constructed in a manner considering the size and weight of all delivery vehicles and customer vehicles entering and exiting the property. All such vehicular access roads and off-street parking areas shall be mud free shall not create a traffic hazard.
 - (10) No more than one (1) common on-premises free standing or ground sign shall be permitted for the commercial greenhouse, which shall not exceed thirty (30) square feet. All proposed signs shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
- (B) If the Zoning Hearing Board approves the special exception application, a land development plan shall be submitted for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the special exception application as well as all other provisions specified by Cumru Township.

Section 814: Commercial Outdoor Sales

- (A) Commercial outdoor sales, as defined under Article 2 of this Zoning Ordinance may be permitted by right within the LC and HC Zoning Districts, subject to the following requirements:
 - (1) Commercial outdoor sales may be permitted as either a principal use or a subordinate use.
 - (2) Commercial outdoor sales shall be conducted on an improved commercial lot exceeding 30,000 square feet of net area.
 - (3) All permitted commercial outdoor sales or visual display areas shall comply with the minimum setback requirements for the zoning district to which the commercial use is located.
 - (4) All permitted commercial outdoor sales or visual display areas shall comply with the provisions for visibility at street intersections, as specified by Section 908 of this Zoning Ordinance.
 - (5) All permitted commercial outdoor sales shall not compromise the safety of pedestrians or vehicular traffic by altering or obstructing their respective travel patterns.
 - (6) Provisions for sanitary sewage disposal, water supply and other utilities shall be considered as part of the principal use.
 - (7) Commercial outdoor sales may be permitted for those non-residential uses whose merchandise are customarily displayed outdoors, provided the use has been designated, approved and permitted as a temporary use and activity on the site.
 - (8) Seasonal or sidewalk sales may be permitted on the sidewalk or outside of the front or side of the principal building of a retail establishment, whereas, goods are offered for retail sale to the public, typically at discounted price, provided that all such sales shall not exceed 180 cumulative days during the course of a calendar year.
 - (9) Yard sales or garage sales conducted on a residential lot or within a residential unit may be permitted up to a maximum of thirty (30) days in any give calendar year.
- (B) The landowner or authorized proprietor of the commercial outdoor sales operation shall apply and obtain all necessary permits prior to the commencement of any sales.

Section 815: Commercial Water Resource Use

- (A) Commercial water resource uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the GI Zoning District, subject to the appropriate provisions specified within this Zoning Ordinance.
- (B) Commercial water resource uses shall be limited to: groundwater extraction and exportation operations; surface water extraction and exportation operations; bottling and distribution facilities; and other similar uses, as determined by the Cumru Township Zoning Officer.
- (C) The following design standards and specifications shall apply to the uses contained within commercial water resource uses:
 - (1) A minimum of ten (10) acres of contiguous net land area shall be required to accommodate all of the operational facilities within a commercial water resource use.
 - (2) Commercial water resource uses shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.

- (3) Commercial water resource uses shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (4) All other utility provisions serving commercial water resource use shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (5) The commercial water resource use shall be approved and permitted by the appropriate local, state and federal regulatory agencies.
 - (6) The principal and accessory building located on the site of the commercial water resource use shall be located at least two hundred (200) feet from all property lines and street right-of-way lines.
 - (7) Unless otherwise permitted by Cumru Township and the Pennsylvania Department of Environmental Resources, all facility operations, uses, intake devices, wells, pumps, storage tanks and principal buildings associated with the commercial water resource use shall be located at least two Hundred (200) feet from all property lines and street right-of-way lines.
 - (8) All facility operations, uses, intake devices, wells, pumps, storage tanks and principal buildings associated with the commercial water resource use shall be located at least two thousand (2,000) feet from all existing production wells or intake devices utilized for public water supply.
 - (9) The perimeter of the property shall be completely enclosed by a security fence, which shall be eight (8) feet in height.
 - (10) All means of ingress and/or egress shall be located at least three hundred (300) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.
 - (11) All designated points of ingress and egress for truck traffic shall be designed to consider traffic volumes on existing streets, limitations associated with turning movements and adjacent residential uses.
 - (12) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
 - (13) All proposed signs for the commercial water resource use shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
 - (14) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within one hundred (100) feet from any property line or street right-of-way line.
- (D) As part of the special exception application, the applicant or developer shall submit the following information for review and consideration:
- (1) A complete hydrological report, analysis and impact plan of the surface water and groundwater conditions shall be prepared by a professional hydrogeologist, which meets the following objectives and requirements:
 - (a) The professional hydrogeologist preparing the report shall certify that the commercial water resource use shall be supplied by a continuous safe daily yield, which will not adversely affect the quantity or quality of the surface water and groundwater table within two thousand (2,000) feet of the source of extraction.

- (b) If appropriate, a dynamic recovery rate and draw-down tests shall be conducted by the professional hydrogeologist preparing the report to determine the maximum safe daily yield of the commercial water resource operations.
 - (c) All such applications for the commercial water resource use shall demonstrate that the adjacent public and private water supply sources will not adversely be affected by discontinued use, contamination, loss of supply, or the ability to properly recharge over time.
 - (d) The professional hydrogeologist preparing the report shall consult with the Cumru Township Engineer and Zoning Officer prior to commencement of the background studies to determine if other conditions should be analyzed as part of the report.
 - (e) The hydrological report, analysis and impact plan shall be subject to the review of the Cumru Township Engineer, Zoning Officer, or other professional consultant(s) qualified to render an opinion of the information submitted on behalf of the applicant.
- (2) A preliminary utility plan showing how sanitary sewage disposal facilities, water supply facilities, electric, telephone, natural gas, cable and other utilities will service the site.
 - (3) A preliminary landscaping plan showing how the buffer yards and other landscaping enhancements will be incorporated within the site.
 - (4) A preliminary grading plan shall be developed identify the limits of disturbance for all municipal site improvements, the proposed ground elevations, stormwater management facilities, and other natural or man-made features of the site.
 - (5) A Traffic Impact Study shall be conducted in order to assess transportation conditions and needs. The Traffic Impact Study should identify how the potential adverse impacts associated with traffic volumes and vehicle weight will be mitigated and/or prevented. The Traffic Impact Study shall be submitted with the special exception application.
 - (6) An Environmental Impact Assessment Report shall be conducted in order to assess existing and proposed site conditions. The Environmental Impact Assessment Report should identify how potential environmental or ecological impacts will be mitigated and/or prevented. The Environmental Impact Assessment Report shall be submitted to Cumru Township with the special exception application.
- (E) As part of the special exception application, the Cumru Township Zoning Hearing Board may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision and land development plan.
 - (F) If the Zoning Hearing Board approves the special exception application, a complete land development plan shall be submitted for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the special exception application as well as all other provisions specified by Cumru Township.

Section 816: Conference Center or Convention Center

- (A) Conference centers or convention centers, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the HC and OC Zoning Districts, subject to the appropriate provisions of this Zoning Ordinance.
- (B) The following design standards and specifications shall apply to the uses contained within conference centers or convention centers:
 - (1) A minimum of five (5) acres of contiguous net land area shall be required to accommodate all of the uses associated with a conference or convention center.

- (2) All uses associated with conference or convention centers shall comply with the minimum and maximum dimensional requirements, which are further specified by the appropriate zoning district to which the conference or convention center is located.
- (3) Conference or convention centers shall be serviced by public sanitary sewage disposal facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
- (4) Conference or convention centers shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
- (5) All other utility provisions serving conference or convention centers shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, the utility services and connections shall be installed underground.
- (6) The permitted uses within conference or convention centers shall be limited to: hotels; meeting rooms; professional offices; restaurants, cafeterias and banquet facilities; bars, taprooms and social halls; entertainment facilities; banks or financial institutions; governmental offices; municipal uses; and/or other similar uses, as determined appropriate by Cumru Township Zoning Hearing Board as part of the special exception application.
- (7) Subordinate uses within conference or convention centers shall be limited to: retail sales establishments; personal care or service establishments; day care facilities; recreational uses; educational uses; medical, dental, vision, counseling and health care service providers; and other similar uses that are determined appropriate by Cumru Township. The cumulative gross floor area for all such accessory uses shall not occupy more than thirty (30) percent of the cumulative gross floor area of all uses within the convention or conference center. The accessory uses shall be considered subordinate uses that directly benefit the principal uses within the convention or conference center.
- (8) Office or non-residential condominiums may be permitted as part of a conference or convention center, provided that each use is a permitted use as described in this Zoning Ordinance. The following provisions shall apply to office or non-residential condominiums:
 - (a) The ownership of office condominiums shall be under single ownership, partnership, corporation, or under a guaranteed unified management control. The office condominiums must have at least one (1) on-site manager or a designated individual whose office is located within one hundred (100) miles of Cumru Township. The owner shall provide Cumru Township with a complete list of on-site managers or designated individuals on an annual basis. The list shall include the name, mailing address and telephone number of each on-site manager or each designated individual responsible for the daily operation of all uses within the office or non-residential condominiums.
 - (b) The owner or manager shall provide Cumru Township with a complete list of tenants located within office or non-residential condominium on an annual basis. The list shall include the name of the tenant, business name, mailing address, telephone number, land use activity and scheduled hours of operation.
- (9) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance..
- (10) All proposed signs for the conference or convention center shall comply with the provisions specified under Article 11 of this Zoning Ordinance. In addition to these signs, no more than one (1) common on-

premises free standing sign shall be permitted along each street in which the office and business park has frontage and shall not exceed one hundred (100) cumulative square feet per side. No portion of the common on-premises free standing sign shall be less than seven (7) feet or greater than twenty-five (25) feet, as measured from the mean ground elevation.

- (11) The side and rear lot lines of the development shall be adequately screened with a twenty (20) foot wide landscaped buffer yard. The design of the buffer yard and the selected landscape materials shall be subject to the approval of Cumru Township.
- (12) The primary points of ingress and egress to the conference or convention center shall be along a collector or arterial street. The applicant shall mitigate all potential traffic impacts.
- (13) All means of ingress and/or egress shall be located at least two hundred (200) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.
- (14) Interior accessways shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for the loading or unloading of trucks and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.
- (15) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.

(C) As part of the subdivision and land development plan, the applicant shall submit the following information for review and consideration:

- (1) A preliminary utility plan showing how sanitary sewage disposal facilities, water supply facilities, electric, telephone, natural gas, cable and other utilities will service the site.
- (2) A preliminary landscaping plan showing how the buffer yards and other landscaping enhancements will be incorporated within the site.
- (3) A preliminary grading plan shall be developed identify the limits of disturbance for all municipal site improvements, the proposed ground elevations, stormwater management facilities, and other natural or man-made features of the site.
- (4) Architectural renderings of the proposed building elevations and plan views.
- (5) A preliminary lighting plan showing the location and intensity of the proposed lighting within the property to a point fifty (50) feet beyond the perimeter of the property line. The proposed lighting for buildings, signs, accessways and parking areas shall be arranged so they do not reflect towards any public street or residential zoning districts.
- (6) A Traffic Impact Study shall be conducted in order to assess transportation conditions and needs. The Traffic Impact Study should identify how the potential adverse impacts associated with traffic volumes and vehicle weight will be mitigated and/or prevented. The Traffic Impact Study shall be submitted with the special exception application.
- (7) An Environmental Impact Assessment Report shall be conducted in order to assess existing and proposed site conditions. The Environmental Impact Assessment Report should identify how potential environmental or ecological impacts will be mitigated and/or prevented. The Environmental Impact Assessment Report shall be submitted to Cumru Township with the special exception application.

- (D) As part of the special exception application, the Zoning Hearing Board may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision and land development plan.
- (E) If the Zoning Hearing Board approves the special exception application, a complete land development plan shall be submitted for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the special exception as well as all other provisions specified by Cumru Township.

Section 817: Construction Services

- (A) Construction services, as define under Article 2 may be permitted by right within the HC and GI Zoning Districts, subject to the following requirements:
 - (1) Construction services shall be conducted on an improved industrial lot exceeding 2 acres of net area, which shall comply with the minimum setback requirements specified by the GI Zoning District.
 - (2) Construction services shall be serviced by public sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) Construction services shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (4) Where public sanitary sewage disposal facilities and/or public water supply facilities are not planned within a defined service area, the use of on-lot sewer and water facilities may be considered provided that it is consistent with all relevant plans and ordinances adopted by Cumru Township.
 - (5) All other utility provisions serving the construction services use shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (6) Exterior storage areas for construction materials and equipment shall be located at least fifty (50) feet from all property lines and street right-of-way lines. All such areas shall be permanently secured by a fence, which shall be properly buffered or screened by landscaping materials.
 - (7) Exterior storage areas for trash and rubbish shall be located at least twenty (20) feet from all property lines and street right-of-way lines. All such areas shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste.
- (B) Where required to comply with the provisions specified by this Zoning Ordinance, a subdivision and/or land development plan shall be prepared and submitted to Cumru Township for review and consideration in accordance with the prevailing standards of Cumru Township.

Section 818: Convenience Stores and Mini-Markets

- (A) Convenience stores or mini-markets, as defined under Article 2 of this Zoning Ordinance, are a permitted by right in the LC and HC Zoning Districts.
- (B) All convenience stores or mini-markets shall comply with the minimum and maximum dimensional requirements established for the zoning district to which it is located.

(C) All convenience stores or mini-markets shall be designed in accordance with the following design requirements:

- (1) The gross floor area of the convenience store or mini-market shall not exceed 10,000 square feet, exclusive of any area of such lot being used for gasoline pump dispensers and the canopy over such dispensers.
- (2) The convenience store or mini-market shall be serviced by public sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
- (3) The convenience store or mini-market shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
- (4) All other utility provisions serving the convenience store or mini-market shall be planned and installed in accordance with the specifications of the public utility provider supplying service
- (5) The maximum number of fueling pumps (one pump shall serve a maximum of two fueling positions only) shall be permitted based upon the size of the building housing the convenience store, which shall be specified as follows:

Convenience Store/Mini-Market Gross Floor Area	Maximum Number of Fuel Pumps	Maximum Number of Fueling Positions
Less than 4,000 square feet	4	8
4,000 square feet to 5,000 square feet	5	10
5,000 square feet to 6,000 square feet	6	12
6,000 square feet to 8,000 square feet	7	14
8,000 square feet to 10,000 square feet	8	16

- (6) As part of the land development plan application, Cumru Township may require a reduction of the total number of fuel pumps if, in its evaluation of the applicant's traffic study, it determines that safe and convenient vehicular circulation cannot be accommodated on the site.
- (7) The canopy covering the fuel pumps shall not exceed twenty (20) feet from ground level at its highest point and shall be of a peak-roof design. Cumru Township may permit a greater canopy height up to thirty (30) feet if the design of the canopy is considered as architectural enhancement.
- (8) The canopy shall not exceed in area (as measured in square feet) the gross floor area of the convenience store or mini-market building. However, the canopy shall not exceed in total area of 7,000 square feet.
- (9) The convenience store or mini-market shall be constructed with brick, stone and stucco, or such combination thereof as is approved by Cumru Township, facing on all four sides of the building from the ground level to the roof.
- (10) The following provisions for exterior lighting shall apply to all proposed convenience stores or mini-markets:
 - (a) All gasoline pump dispensers shall be covered by a canopy and shall be illuminated by overhead lighting during non-daylight hours. Canopy lighting shall be located on the undersurface (ceiling) of the canopy and shall be limited to flush lens fixtures mounted on the canopy ceiling. Drop lens fixtures are prohibited. Up-lens lighting fixtures mounted on the canopy structure

above the level of gas pumps are permitted if they have the effect of reducing glare from the lighting fixtures mounted on the canopy ceiling. Outdoor canopies include, but are not limited to, fuel island canopies associated with service stations and convenience stores and exterior canopies above storefronts. In no event shall any other lighting fixtures be located on or otherwise attached to or used to light a canopy or any area of the property adjacent to the canopy. Canopy lighting over fuel dispensing positions shall not exceed an average of 20.0 maintained footcandles.

- (b) Lighting for parking areas shall provide an illumination level utilizing currently recommended standards of the Illuminating Engineering Society of North America, unless a more stringent standard is imposed as a condition of approval granted by the Board of Commissioners under the circumstances of each application. Exterior lighting of the building is precluded, except as determined necessary for security or for code compliance.
 - (c) In no case shall illumination exceed 0.5 footcandle measured at the property lines, except at driveway entrances, provided the illumination at the cartway center line of the contiguous street shall not exceed 1.0 footcandle, unless a more stringent standard is ordered by the Board under the circumstances of each application.
- (11) All designated points of ingress and egress to and from the lot shall be designed to promote safe and convenient access, as finally approved by the Cumru Township Engineer and Zoning Officer.
 - (12) The internal vehicular circulation pattern of any lot upon which a convenience store with gasoline sales is proposed shall be designed so as to prevent vehicles waiting for such gasoline service from stacking onto public streets. In addition to the required minimum parking spaces, there shall be a minimum of one (1) vehicular stacking space for each fueling position.
 - (13) Hand equipment intended to be utilized for the washing of windows of motor vehicles, as well as places for the storage of such equipment, may be permitted as an accessory feature.
 - (14) The applicant shall submit a traffic study with the land development plan application demonstrating the adequacy of existing or proposed streets to accommodate any increase in traffic from the proposed use and the adequacy of the proposed vehicular interior circulation on the lot.
- (D) A Traffic Impact Study shall be conducted in order to assess transportation conditions and needs. The Traffic Impact Study should identify how the potential adverse impacts associated with traffic volumes and vehicle weight will be mitigated and/or prevented. The Traffic Impact Study shall be submitted to Cumru Township as part of the land development plan application.
 - (E) An Environmental Impact Assessment Report shall be conducted in order to assess existing and proposed site conditions. The Environmental Impact Assessment Report should identify how potential environmental or ecological impacts will be mitigated and/or prevented. The Environmental Impact Assessment Report shall be submitted to Cumru Township as part of the land development plan application.
 - (F) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
 - (G) All proposed signs shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
 - (H) As part of the land development plan application, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions.

Section 819: Day Care Facilities and Uses

- (A) The term “day care facilities” shall include “home day care” and “commercial day care centers” are further defined under Article 2 of this Zoning Ordinance.
- (B) The provisions for home day care uses are further specified under Section 819.1 of this Zoning Ordinance.
- (C) The provisions for commercial day care centers are further specified under Section 819.2 of this Zoning Ordinance.

Section 819.1: Home Day Care

- (A) Home day care facilities conducted as a home use or occupation are a permitted use by special exception within the AG, RC, LR and MR Zoning Districts. For the purposes of this Zoning Ordinance, “home day care” shall be synonymous with “family day care”.
- (B) Home day care services shall be permitted within a single family dwelling unit meeting the minimum and maximum dimensional requirements established for the zoning district to which it is located.
- (C) The maximum number of children to be cared for within a home day care shall be limited to six (6) children, who are unrelated to the resident caregiver.
- (D) The use shall be located and conducted within the single family dwelling, except for a designated outdoor play area meeting the following requirements:
 - (1) The single family dwelling shall be either serviced by public sanitary sewage facilities or with an on-lot sewage disposal system with sufficient capacities.
 - (2) The single family dwelling shall be either serviced by public water supply facilities or with an on-lot well with sufficient capacities.
 - (3) The internal facilities should be of adequate size to accommodate all of the children receiving care plus the occupants of the single family dwelling.
 - (4) Common areas and facilities should be designated within the single family dwelling.
 - (5) The outdoor recreation area shall be located within the rear yard of the property and have sufficient size to accommodate six (6) children at once. The designated outdoor play area shall be planted and maintained in grass, lawn or other pervious material, which shall be enclosed with a continuous fence with a height four (4) feet and self-latching gate.
 - (6) All designated internal and external areas for the home day care shall be physically separated by a distance of fifty (50) feet from any natural or man-made hazard, including swimming pools, stormwater detention facilities, surface waters, machinery, electric generating and transmitting equipment, streets, and other areas that may be considered hazardous to children.
- (E) At least two (2) off-street parking spaces shall be designated for the single-family detached residential use. In addition to these spaces, an off-street pick-up and drop-off area shall be designated and maintained for the discharge and collection of children.
- (F) The home day care and use shall comply with all specifications, standards and licenses, which are required by Cumru Township, Pennsylvania Department of Public Welfare, or other agencies having jurisdiction.
- (G) As part of the special exception application, the applicant shall provide the necessary credentials that are required to conduct the home day care use in accordance with local state and federal laws.
- (H) As part of the special exception application, the Cumru Township Zoning Hearing Board may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions.

Section 819.2: Commercial Day Care Centers

- (A) Commercial day care centers are a permitted use by right within the LC, HC and OC Zoning Districts. For the purposes of this Zoning Ordinance, “commercial day care” shall be synonymous with “day care center”.
- (B) Commercial day care centers shall be permitted as an independent use on an approved commercial lot or within an approved commercial facility, educational facility, church or religious facility, hospital or medical facility, municipal facility, health care facility, or other institutional use, which shall meet the minimum and maximum dimensional requirements established for the zoning district to which it is located.
- (C) Commercial day care centers shall be capable of providing supplemental parental care and supervision and/or instruction to seven (7) or more children or adults simultaneously, who are not related to the caregiver or operator on a daily basis.
- (D) All facilities shall be licensed and approved by the Commonwealth of Pennsylvania.
- (E) The use shall be located and conducted within approved facility, except for a designated outdoor play area meeting the following requirements:
 - (1) The facility and use shall be serviced by public sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (2) The facility and use shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) All other utility provisions serving the construction services use shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (4) The internal facilities should be of adequate size to accommodate all of the children and adults receiving day care services plus the occupants of the principal or secondary use. Common areas and facilities should be designated within the approved facility.
 - (5) The outdoor recreation area shall be located within the rear yard of the property and have sufficient size to accommodate all of the children or adults receiving care. The designated outdoor play area shall be planted and maintained in grass, lawn or other pervious materials, which shall be enclosed with a continuous fence with a height four (4) feet and self-latching gate.
 - (6) All designated internal and external areas for the facility shall be physically separated by a distance of fifty (50) feet from any natural or man-made hazard, including swimming pools, stormwater detention facilities, surface waters, machinery, electric generating and transmitting equipment, streets, and other areas that may be considered hazardous to children.
- (F) In addition to the number of off-street parking spaces required for the principal and secondary use of the facility, an off-street pick-up and drop-off area measuring ten (10) feet in width and sixty (60) feet in length shall be designated and maintained for the discharge and collection of children or adults. The designated pick-up and drop-off area shall be marked by signs and physically removed from any required parking area, loading area, fire lane, and all points for vehicular access providing ingress and egress to the facility. The off-street parking area shall comply with the provisions of Article 10 of this Zoning Ordinance.
- (G) The commercial day care facility shall comply with all specifications, standards and licenses, which are required by Cumru Township, Pennsylvania Department of Public Welfare, or other agencies having jurisdiction.

- (H) As part of the special exception application, the applicant shall provide the necessary credentials that are required to conduct the commercial day care use in accordance with local state and federal laws.
- (I) The principal care givers at the commercial day care facility shall be identified and their credentials shall be submitted to Cumru Township for review and consideration.
- (J) As part of the land development plan, the Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions.

Section 820 Educational Uses

- (A) Educational uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the LR, MR and HR Zoning Districts, subject to the provisions of this Zoning Ordinance.
- (B) A minimum of five (5) acres of contiguous net land area shall be required to accommodate the educational use. In addition, the minimum and maximum dimensional requirements, as specified by the zoning district in which the educational use is located shall apply.
- (C) The following standards and specifications shall be required for educational uses:
 - (1) The educational facilities and uses shall be serviced by public sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection..
 - (2) The educational facilities and uses shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) Where public sanitary sewage disposal facilities and/or public water supply facilities are not planned within a defined service area, the use of on-lot sewer and water facilities may be considered provided that it is consistent with all relevant plans and ordinances adopted by Cumru Township.
 - (4) All other utility provisions serving the educational use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground
 - (5) Subordinate uses within the educational use shall be limited to: cafeterias; administrative and professional offices; recreational uses; day care facilities; religious uses; and other similar uses that are determined appropriate by the Zoning Hearing Board as part of the special exception application. The cumulative gross floor area for all such accessory uses shall not occupy more than forty (40) percent of the cumulative gross floor area of all uses within the educational facility. The accessory uses shall be considered subordinate uses that directly benefit the educational use. All designated subordinate uses and buildings shall be located at least fifty (50) feet from all property lines and street right-of-ways.
 - (6) All property lines adjacent to existing residential land uses shall be adequately screened and buffered so as to protect the residential neighborhood from inappropriate noise, light and other disturbances.
 - (7) All means of ingress and/or egress shall be located at least one hundred fifty (150) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.

- (8) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance. The interior accessways shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for the loading or unloading of school buses, emergency response vehicles and/or other commercial vehicles shall be arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.
 - (9) All proposed signs for the educational use shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
 - (10) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property lines or street right-of-way lines.
- (D) Educational uses and facilities may lease or purchase space within a shopping center or mini-mall by right, provided that the educational use is considered a secondary or subordinate use to the shopping center or mini-mall.
 - (E) As part of the special exception application, the applicant shall provide evidence that the educational use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the special exception application, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
 - (F) As part of the special exception application, the Cumru Township Zoning Hearing Board may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision plan, land development plan and/or zoning permit.
 - (G) If the Zoning Hearing Board approves the special exception application, a complete land development plan shall be submitted to Cumru Township for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the special exception application as well as all other provisions specified by Cumru Township.

Section 821: Emergency Services Operation

- (A) Emergency services operations, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the LC Zoning District, subject to the provisions of this Zoning Ordinance.
- (B) A minimum of 30,000 square feet of contiguous net land area shall be required to accommodate the emergency service operations. In addition, the minimum and maximum dimensional requirements, as specified by the zoning district in which the emergency services operations use is located shall apply.
- (C) The following standards and specifications shall be required for emergency services operations:
 - (1) The facilities and uses shall be serviced by public sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection..
 - (2) The facilities and uses shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.

- (3) Where public sanitary sewage disposal facilities and/or public water supply facilities are not planned within a defined service area, the use of on-lot sewer and water facilities may be considered provided that it is consistent with all relevant plans and ordinances adopted by Cumru Township.
 - (4) All other utility provisions serving the emergency services operation shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground
 - (5) Clubs, lodges or social quarters shall only be permitted by special exception.
 - (6) All means of ingress and/or egress shall be located at least two hundred (200) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.
 - (7) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
 - (8) All proposed signs shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
 - (9) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property lines or street right-of-way lines.
- (D) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
- (E) As part of the land development plan, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 822: Fabrication and Finishing Uses

- (A) Fabrication and finishing uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the GI Zoning District and by special exception within the HC Zoning District, subject to the provisions of this Zoning Ordinance.
- (B) The following lot area and dimensional requirements shall apply to a fabrication and finishing use:
- (1) A minimum of two (2) acres of contiguous net land area shall be required within the GI Zoning District.
 - (2) A minimum of one (1) acre of contiguous net land area shall be required within the HC Zoning District.
 - (3) The minimum and maximum dimensional requirements, as specified by the zoning district in which the fabrication and finishing use is located shall apply.
- (C) The following standards and specifications shall be required for fabrication and finishing uses:
- (1) The facilities and uses shall be serviced by public sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities,

which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.

- (2) The facilities and uses shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) Where public sanitary sewage disposal facilities and/or public water supply facilities are not planned within a defined service area, the use of on-lot sewer and water facilities may be considered provided that it is consistent with all relevant plans and ordinances adopted by Cumru Township.
 - (4) The quantity and quality of the wastewater generated, stored, transported and/or discharged shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (5) All other utility provisions serving the fabrication and finishing use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (6) All means of ingress and/or egress shall be located at least two hundred (200) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.
 - (7) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
 - (8) All proposed signs shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
 - (9) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property lines or street right-of-way lines.
- (D) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
- (E) As part of the land development plan, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 823: Food Processing Facility

- (A) Food processing facilities, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the GI Zoning District, subject to the provisions of this Zoning Ordinance.
- (B) A minimum of two (2) acres of contiguous net land area shall be required to accommodate the food processing facility. In addition, the minimum and maximum dimensional requirements, as specified by the zoning district in which the food processing facility is located shall apply.

(C) The following standards and specifications shall be required for food processing facilities:

- (1) The facilities and uses shall be serviced by public sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
- (2) The facilities and uses shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
- (3) Where public sanitary sewage disposal facilities and/or public water supply facilities are not planned within a defined service area, the use of on-lot sewer and water facilities may be considered provided that it is consistent with all relevant plans and ordinances adopted by Cumru Township.
- (4) The quantity and quality of the wastewater generated, stored, transported and/or discharged shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
- (5) All other utility provisions serving the food processing facility shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
- (6) The transporting, holding and/or slaughtering of live animals at the food processing facility shall be prohibited. All meats that are transported to and from the food processing facility shall be packaged and contained in a manner that complies with local, state and federal requirements.
- (7) The processing, rendering and packaging of all food products shall be conducted within an enclosed building that complies with local, state and federal requirements.
- (8) All unused or discarded food products and/or animal products shall be stored within leak-proof and vermin-proof containers within an enclosed building that complies with local, state and federal requirements. All such waste shall be transported from the facility by a licensed hauler under contract with the owner of the food processing facility.
- (9) All means of ingress and/or egress shall be located at least one hundred fifty (150) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.
- (10) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
- (11) All proposed signs shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
- (12) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property lines or street right-of-way lines.

(D) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior

to the submission of the land development plan, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.

- (E) As part of the land development plan, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 824: Funeral Home

- (A) Funeral homes, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the LC Zoning District, subject to the provisions of this Zoning Ordinance.
- (B) A minimum of 30,000 square feet of contiguous net land area shall be required to accommodate the funeral home. In addition, the minimum and maximum dimensional requirements, as specified by the zoning district in which the funeral home is located shall apply.
- (C) The following standards and specifications shall be required for funeral homes:
 - (1) The facility and use shall be serviced by public sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (2) The facility and use shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) The quantity and quality of the wastewater generated, stored, transported and/or discharged shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (4) All other utility provisions serving the funeral home shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (5) All means of ingress and/or egress shall be located at least one hundred fifty (150) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.
 - (6) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
 - (7) All proposed signs shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
 - (8) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property lines or street right-of-way lines.
- (D) On-site cremation facilities may be permitted as a subordinate activity to the principal use provided that such facilities comply with state and federal laws.

- (E) As part of the special exception application and/or land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
- (F) As part of the special exception application and/or land development plan, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 825: Game Preserve and Regulated Hunting Grounds

- (A) Game preserve and regulated hunting grounds, as defined under Article 2 of this Zoning Ordinance may be permitted by special exception in the AG and RC Zoning Districts, subject to the following requirements:
 - (1) A game preserve or regulated hunting grounds may be permitted as either a principal use or a subordinate use. A minimum of fifty (50) acres of contiguous land area shall be required to exclusively support the game preserve or regulated hunting grounds.
 - (2) Provisions for sanitary sewage disposal, water supply and other utilities shall be considered as part of the special exception application.
 - (3) No activities associated with the game preserve or hunting grounds shall be permitted within three hundred (300) feet of any property lines or street right-of-way lines.
 - (4) Shooting ranges and target practice areas shall be prohibited.
 - (5) Provisions for off-street parking and access drives shall be considered based upon the use, activities and events that may occur at the site. All proposed off-street parking areas and access drives shall be maintained as mud-free conditions.
 - (6) Signs identifying the use and activities shall be posted around the perimeter of the property. All such signs shall not exceed two (2) square feet and shall be posted at intervals one hundred (100) feet apart.
- (B) If the Zoning Hearing Board approves the special exception application, a land development plan shall be submitted to Cumru Township for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the special exception application as well as all other provisions specified by Cumru Township. The Board of Commissioners may waive this requirement pursuant to the provisions established by Cumru Township and the Pennsylvania Municipalities Planning Code.

Section 826: Golf Courses

- (A) Golf courses, as defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the AG and RC Zoning Districts.
- (B) A minimum of one hundred (100) acres of contiguous net land area shall be required to accommodate the golf course and accessory facilities.
- (C) The following standards and specifications shall be required for golf courses:
 - (1) The golf course shall be serviced by on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.

- (2) The golf course shall be serviced by on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) All other utility provisions serving the golf course shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground
 - (4) All principal and accessory buildings associated with the golf course shall be located at least fifty (50) feet from all external property lines and street right-of-ways.
 - (5) A club house may be permitted as a principal building, which may include the following related or subordinate uses: professional offices; retail sales; restaurants and banquet facilities; bars and taprooms; entertainment facilities; locker rooms; health care services; educational or instructional facilities; and/or other similar uses, as determined appropriate by Cumru Township Zoning Hearing Board as part of the special exception application.
 - (6) A practice range or driving range may be permitted as an accessory use provided that the area is clearly defined and located at least two hundred (200) feet from all property lines and street right-of-ways.
 - (7) Paths designed and developed to accommodate motorized golf carts and maintenance vehicles shall be located at least twenty-five (25) feet from all property lines and street right-of-ways.
 - (8) Commercial recreation uses including miniature golf courses, executive golf courses, chip and put golf courses, or other commercial recreation uses shall be prohibited in the AG and RC Zoning Districts. All such commercial recreation uses are permitted by right within the LC and HC Zoning Districts.
 - (9) Clubs, lodges or social quarters that are unrelated to the golf course shall only be permitted by special exception.
 - (10) Protective measures including security netting and fencing should be considered in areas to be potentially hazardous as a result of errant golf shots.
 - (11) Exterior lighting shall only be designed and utilized to illuminate the principal buildings, off-street parking areas and access drive. No exterior lighting facilities shall be permitted to illuminate any portions of the golf course, practice range or driving range.
 - (12) All means of ingress and/or egress shall be located at least one hundred fifty (150) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.
 - (13) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
 - (14) All proposed signs shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
 - (15) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within fifty (50) feet from any property lines or street right-of-way lines.
- (D) As part of the special exception application and/or land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.

- (E) As part of the special exception application and/or land development plan, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 827: Home Centers

- (A) Home centers, as define under Article 2 may be permitted by right in the HC and GI Zoning District, subject to the following requirements:
- (1) Home centers shall be conducted on an improved lot exceeding two (2) acres of net area, which shall comply with the minimum setback requirements specified by the GI Zoning District.
 - (2) Home centers shall be serviced by public sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) Home centers shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (4) All other utility provisions serving the home center shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (5) Exterior storage areas for materials and equipment shall be located at least fifty (50) feet from all property lines and street right-of-way lines.
 - (6) Exterior storage areas for trash and rubbish shall be located at least fifty (50) feet from all property lines and street right-of-way lines. All such areas shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste.
 - (7) All exterior storage areas shall be permanently secured by a fence having a maximum height of six (6) feet. Landscaping materials should be utilized to buffer the appearance of the fencing.
- (B) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
- (C) As part of the land development plan, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit

Section 828: Horseback Riding School and Stables

- (A) Horseback riding schools and stables, as defined under Article 2 of this Zoning Ordinance may be permitted by right in the AG and RC Zoning Districts, subject to the following requirements:
- (1) Horseback riding school and stables may be permitted as either a principal use or a subordinate use. A minimum of ten (10) acres of contiguous land area shall be required to exclusively support the horseback riding school and stable.
 - (2) The maximum number of students shall be limited to six (6) equestrian students at any given time.
 - (3) Provisions for sanitary sewage disposal, water supply and other utilities shall be considered as part of a land development plan.
 - (4) The barn or other accessory structures utilized to house the horses shall be located one hundred (100) feet from any property lines or street right-of-way lines.
 - (5) No activities associated with the horseback riding school and stable shall be permitted within fifty (50) feet of any property lines or street right-of-way lines.
 - (6) Areas designated for training, show, boarding and grazing shall be enclosed by a fence with a minimum height of four (4) feet and maximum height of six (6) feet.
 - (7) The raising and keeping of horses shall be limited based upon owned contiguous acres relating to animal units. The total number of horses raised or kept at the designated area for the horse riding school or stable shall not exceed 2.00 animal units per acre.
 - (8) Horse rides may be offered to the general public. A professional guide shall be responsible to supervise no more than ten (10) riders or customers at any given time.
 - (9) Provisions for off-street parking and access drives shall be considered based upon the use, activities and events that may occur at the site. All proposed off-street parking areas and access drives shall be maintained as mud-free conditions.
 - (10) Horse riding schools shall comply with all local, state and federal laws concerning nutrient management, sewage disposal, water supply, stormwater management, erosion and sedimentation control, air quality management, and vehicular accessibility. Where appropriate, the applicant shall submit plans or other forms of documentation to demonstrate compliance with local, state and federal laws.
- (B) A land development plan shall be submitted to Cumru Township for review and consideration. The land development plan shall comply with all provisions specified by Cumru Township. The Board of Commissioners may waive this requirement pursuant to the provisions established by Cumru Township and the Pennsylvania Municipalities Planning Code.

Section 829: Hotel and Motel Uses

- (A) Hotel or motel uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the HC Zoning District, subject to the appropriate provisions of this Zoning Ordinance.
- (B) The following design standards and specifications shall apply to hotel and motel uses:
- (1) A minimum of three (3) acres of contiguous net land area shall be required to accommodate all of the uses associated with the hotel or motel.
 - (2) All uses associated with hotel or motel shall comply with the minimum and maximum dimensional requirements, which are further specified by the appropriate zoning district to which the hotel or motel use is located.

- (3) Hotels or motels shall be serviced by public sanitary sewage disposal facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (4) Hotels or motels shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (5) All other utility provisions serving hotels or motels shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, the utility services and connections shall be installed underground.
 - (6) Subordinate uses within hotels or motels shall be limited to: meeting rooms; professional offices; restaurants and banquet facilities; bars and taprooms; entertainment facilities; retail sales establishments; personal care or service establishments; recreational uses; educational uses;; and other similar uses that are determined appropriate by Cumru Township. The cumulative gross floor area for all such accessory uses shall not occupy more than thirty (30) percent of the cumulative gross floor area of all uses within the hotel or motel. The accessory uses shall be considered subordinate uses that directly benefit the principal uses within the hotel or motel.
 - (7) The length of stay for any guest at a hotel or motel establishment shall not exceed fourteen (14) consecutive days.
 - (8) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
 - (9) All proposed signs for the hotel or motel shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
 - (10) The side and rear lot lines of the development shall be adequately screened with a twenty (20) foot wide landscaped buffer yard. The design of the buffer yard and the selected landscape materials shall be subject to the approval of Cumru Township.
 - (11) All means of ingress and/or egress shall be located at least one hundred fifty (150) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.
 - (12) Interior accessways shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for the loading or unloading of trucks and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.
 - (13) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.
- (C) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.

- (D) As part of the land development plan, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 830: Industrial Parks

- (A) Industrial parks, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the GI Zoning District, subject to the appropriate provisions specified within this Zoning Ordinance.
- (B) A minimum of ten (10) acres of contiguous net land area shall be required to accommodate all of the uses within an industrial park.
- (C) The following design standards and specifications shall apply to the uses contained within industrial parks:
- (1) Each use within the industrial park shall be serviced by public sanitary sewage disposal facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (2) Each use within the industrial park shall be shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) All other utility provisions serving the industrial park shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, the utility services and connections shall be installed underground.
 - (4) The permitted uses within an industrial park shall be limited to: manufacturing facilities; warehousing facilities; wholesale and distribution facilities; fabrication and finishing facilities; food processing facilities; research facilities; professional offices; banks or financial institutions; governmental offices; municipal uses; and other similar office uses, as determined by the Cumru Township as part of the subdivision and land development plan application.
 - (5) Subordinate uses within the industrial park shall be limited to: restaurants or cafeterias; retail sales establishments; personal care or service establishments; meeting rooms; recreational uses; educational uses; and other similar uses that are determined appropriate by Cumru Township as part of the subdivision and land development plan application.
 - (6) All principal uses shall be located at least fifty (50) feet from any street right-of-way line and fifty (50) feet from all other external property lines, which are not owned by the applicant in pre-development conditions.
 - (7) The following minimum and maximum dimensional requirements shall apply to each principal use within the industrial park:
 - (a) The minimum net lot area shall be two (2) acres per lot, whether it is for one individual use on a lot or for multiple permitted uses within a building on a lot.
 - (b) The minimum lot width shall be two hundred (200) feet per lot.
 - (c) The front yard setback shall be at least fifty (50) feet, as measured from the right-of-way line.

- (d) The side yard setback shall be at least forty (40) feet for each side.
 - (e) The rear yard setback shall be at least forty (40) feet.
 - (f) The maximum height of the buildings shall be no more than fifty (50) feet.
 - (g) The maximum building coverage shall be no more than forty (40) percent of the approved lot.
 - (h) The maximum lot coverage shall be no more than sixty (60) percent of the approved lot
- (8) Office or non-residential condominiums may be permitted on an individual lot within the industrial park, provided that each use is a permitted use as described in this section of the Zoning Ordinance. The permitted uses shall be designed as self-contained structures without common facilities, which comply with all pertinent requirements of the Cumru Township Zoning Ordinance. In addition to these requirements, the following provisions shall apply to office condominiums:
- (a) The ownership of office condominiums shall be under single ownership, partnership, corporation, or under a guaranteed unified management control. The office condominiums must have at least one (1) on-site manager or a designated individual whose office is located within a reasonable distance of Cumru Township, as determined appropriate by the Board of Commissioners. The owner shall provide Cumru Township with a complete list of on-site managers or designated individuals on an annual basis. The list shall include the name, mailing address and telephone number of each on-site manager or each designated individual responsible for the daily operation of all uses within the office or non-residential condominiums.
 - (b) The owner or manager shall provide Cumru Township with a complete list of tenants located within office or non-residential condominium on an annual basis. The list shall include the name of the tenant, business name, mailing address, telephone number, land use and scheduled hours of operation.
- (9) The architectural features or building facade for the uses within the industrial park shall be harmoniously planned as a non-residential community. As part of the subdivision and land development plan, the applicant or developer shall identify the non-residential uses and demonstrate how these uses can be amicably planned considering their architectural appearance.
- (10) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
- (11) All proposed signs for each use within the industrial park shall comply with the provisions specified under Article 11 of this Zoning Ordinance. In addition to these signs, no more than one (1) common on-premises free standing sign shall be permitted along each street in which the office and business park has frontage and shall not exceed one hundred (100) square feet per side. No portion of the common on-premises free standing sign shall be less than seven (7) feet or greater than twenty-five (25) feet, as measured from the mean ground elevation.
- (12) The side and rear lot lines of the development shall be adequately screened with a twenty (20) foot wide landscaped buffer yard. The design of the buffer yard and the selected landscape materials shall be subject to the approval of Cumru Township.
- (13) All principal means of ingress and/or egress shall be located at least three hundred (300) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.
- (14) Where permitted or required, security gates or security check points shall be located along an internal road within the development at least one hundred fifty (150) feet from the right-of-way of an external public road.

- (15) Interior accessways shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for the loading or unloading of trucks and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.
 - (16) All designated points of ingress and egress for truck traffic shall be designed to consider traffic volumes on existing streets, limitations associated with turning movements and all adjacent residential uses.
 - (17) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.
- (D) As part of the subdivision and land development plan, the applicant or developer shall submit the following information for review and consideration:
- (1) A preliminary utility plan showing how sanitary sewage disposal facilities, water supply facilities, electric, telephone, natural gas, cable and other utilities will service the site.
 - (2) A preliminary landscaping plan showing how the buffer yards and other landscaping enhancements will be incorporated within the site.
 - (3) A preliminary grading plan shall be developed identify the limits of disturbance for all municipal site improvements, the proposed ground elevations, stormwater management facilities, and other natural or man-made features of the site.
 - (4) Architectural renderings of the proposed building elevations and plan views.
 - (5) A preliminary lighting plan showing the location and intensity of the proposed lighting within the property to a point fifty (50) feet beyond the perimeter of the property line. The proposed lighting for buildings, signs, accessways and parking areas shall be arranged so they do not reflect towards any public street or residential zoning districts.
 - (6) A Traffic Impact Study shall be conducted in order to assess transportation conditions and needs. The Traffic Impact Study should identify how the potential adverse impacts associated with traffic volumes and vehicle weight will be mitigated and/or prevented. The Traffic Impact Study shall be submitted with the land development plan application.
 - (7) An Environmental Impact Assessment Report shall be conducted in order to assess existing and proposed site conditions. The Environmental Impact Assessment Report should identify how potential environmental or ecological impacts will be mitigated and/or prevented. The Environmental Impact Assessment Report shall be submitted to Cumru Township with the land development plan application.
- (E) A complete master plan shall be developed for all contiguous land owned by the applicant.
- (F) Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision and land development plan..

Section 831: Junk Yards, Salvage Yards and Impoundment Facilities

- (A) Junk yards, salvage yards and/or impoundment facilities, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the GI Zoning District, subject to the appropriate provisions specified within the Zoning Ordinance.
- (B) The following design standards and specifications shall apply to a junk yard, salvage yard and/or impoundment facility:

- (1) A minimum of twenty-five (25) acres of contiguous land area shall be required to accommodate all of the uses associated with a junk yard, salvage yard and/or impoundment facility.
- (2) The facilities and uses shall be serviced by public sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
- (3) The facilities and uses shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
- (4) Where public sanitary sewage disposal facilities and/or public water supply facilities are not planned within a defined service area, the use of on-lot sewer and water facilities may be considered provided that it is consistent with all relevant plans and ordinances adopted by Cumru Township.
- (5) All other utility provisions serving the junk yard, salvage yard and/or impoundment facility shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
- (6) The minimum lot width requirement for the junk yard, salvage yard and/or impoundment facility shall be three hundred (300) feet.
- (7) All containment and operation area for the junk yards, salvage yards and/or impoundment facilities shall be located at least one hundred (100) feet from any property line or street right-of-way line.
- (8) All means of ingress and/or egress shall be located at least three hundred (300) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.
- (9) Access to the site of the junk yard, salvage yard and/or impoundment facility shall be limited to those posted times when an attendant is on duty. In order to protect against indiscriminate and unauthorized activities, the site shall be protected by locked barricades, fences, gates or other positive means designed to deny access to the area at unauthorized times or locations.
- (10) A security fence with a minimum height of eight (8) feet shall be erected along all boundary lines of the containment and operation area for the junk yard, salvage yard and/or impoundment facility. The fence shall not contain openings greater than four (4) square inches and shall contain, at all entrances, gates, which are locked except during operating hours. Warning signs shall be placed on the fence at intervals of no more than fifty (50) feet.
- (11) No vehicles shall be staged or parked at any entrance and/or access road of the site prior to one (1) hour of the standard operation hours of the junk yard, salvage yard and/or impoundment facility. Overnight parking shall be prohibited.
- (12) Measures shall be provided to control dust and debris. The entire area shall be kept clean and orderly. The perimeter of the site shall be inspected for debris on a daily basis.
- (13) Truck access shall be designed to minimize traffic hazards and inconveniences. All interior roadways shall be maintained and constructed by the operator. All trucks leaving the site shall not deposit accumulating amounts of dirt, mud or other such substances on public roads.

- (14) An equipment cleaning and tire cleaning area shall be provided on-site. All equipment used to dispose, dump, move, transport, grade, and compact solid waste shall be cleaned daily. Runoff from the equipment cleaning area shall be controlled and disposed of in accordance with all pertinent local, state and federal laws.
- (15) All tires of all trucks leaving the site shall be cleaned. Runoff from the tire cleaning area shall be controlled and disposed of in accordance with all pertinent local, county, state or federal standards.
- (16) A fifty (50) foot wide buffer yard shall completely surround all areas approved for the junk yard, salvage yard and/or impoundment facility. The buffer yard shall consist of a dense evergreen screen, and is to be located and maintained along all boundary lines of the site, except at the entrances. The selected evergreens shall have a minimum height of six (6) feet and shall be staggered on twelve (12) foot centers. No materials of any nature shall be stored within this buffer yard.
- (17) No substances, which can harm persons, animals, vegetation or other form of property shall be dispersed beyond the property lines of the junk yard, salvage yard and/or impoundment facility.
- (18) The applicant shall comply with all locals, state and federal requirements pertaining to junk yards, salvage yards and /or impoundment facilities. A copy of all permits and licenses issued to the applicant shall be submitted to Cumru Township.
- (19) Hazardous, contaminated and/or toxic materials, including but not limited to highly flammable materials, explosives, pathological wastes and radio-active materials, shall not be disposed of within the junk yard, salvage yard and/or impoundment facility.
- (20) The operator shall comply with all local, state and federal laws concerning stabilization, stormwater management, and erosion and sedimentation control.
- (21) All vehicles, junk and salvage materials shall be stored and arranged so as to permit access to emergency management equipment and to prevent accumulation of stagnant water.
- (22) No materials of any nature shall be piled to a height of three (3) cars in crushed condition or more than eight (8) feet from ground elevation, whichever is less.
- (23) All liquids and/or fluids shall be drained from any junk or scrapped automobiles.
- (24) All sales, service, maintenance and repair facilities shall be permitted provided that they are conducted within an enclosed building, which complies the appropriate building code requirements for a commercial establishment within Cumru Township and that they are considered as accessory uses to the automobile sales establishment.
- (25) All motor vehicles that have been transported to the facility for impoundment by the authorities having jurisdiction may remain within the impoundment yard for a maximum of 120 consecutive days. Upon the expiration of the 120 day impoundment period, the owner of the impoundment facility shall take the appropriate measures to have the vehicle removed or transferred.

(C) As part of the special exception application, the applicant or developer shall submit the following information for review and consideration:

- (1) A complete hydrological report, analysis and impact plan shall be prepared by a professional hydrogeologist, which shall demonstrate the proposed facility will not adversely affect the quantity or quality of the surface water and groundwater table within one thousand (1,000) feet of the source of operations.
- (2) A preliminary landscaping plan showing how the buffer yards and other landscaping enhancements will be incorporated within the site.
- (3) A preliminary grading plan shall be developed identify the limits of disturbance for all site improvements, the proposed ground elevations, erosion and sedimentation control facilities, stormwater management facilities, and other natural or man-made features of the site.

- (4) A Traffic Impact Study shall be conducted in order to assess transportation conditions and needs. The Traffic Impact Study should identify how the potential adverse impacts associated with traffic volumes and vehicle weight will be mitigated and/or prevented. The Traffic Impact Study shall be submitted with the special exception application.
- (5) An Environmental Impact Assessment Report shall be conducted in order to assess existing and proposed site conditions. The Environmental Impact Assessment Report should identify how potential environmental or ecological impacts will be mitigated and/or prevented. The Environmental Impact Assessment Report shall be submitted to Cumru Township with the special exception application.
- (D) As part of the special exception application, the Cumru Township Zoning Hearing Board may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision plan, land development plan and/or zoning permit.
- (E) If the Zoning Hearing Board approves the special exception application, a complete land development plan shall be submitted for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the special exception application as well as all other provisions specified by Cumru Township.

Section 832 Kennels

- (A) Kennels shall include the terms “private kennel” and “commercial kennel”, which are further defined under Article 2 of this Zoning Ordinance.
- (B) The provisions for private kennels are further specified under Section 832.1 of this Zoning Ordinance.
- (C) The provisions for commercial kennels are further specified under Section 832.2 of this Zoning Ordinance.

Section 832.1 Private Kennels

- (A) Private kennels shall be permitted by special exception within the AG and RC Zoning District.
- (B) The following design standards and specifications shall apply to private kennels.
 - (1) A minimum of ten (10) contiguous acres of land shall be required to operate a private kennel.
 - (2) A private kennel shall be an accessory use to a permitted agricultural use or residential use.
 - (3) No more than ten (10) dogs or domesticated pets over the age of twelve (12) weeks shall be kept or maintained as part of a private kennel operation.
 - (4) Outdoor runs or common exterior areas may be permitted for the animals being cared for at the private kennel, provided that such outdoor runs are conducted between the hours of 7:00 a.m. and 9:00 p.m. and are within a confined area at least one hundred feet from any property lines and street right-of-way lines.
- (C) Kennel operations exceeding the design standards and specifications contained under Section 832.1(B) of this Zoning Ordinance shall be considered as a commercial kennel.
- (D) All private kennels shall be recognized and permitted by the appropriate local and state agencies with jurisdiction.

Section 832.2: Commercial Kennels

- (A) Commercial kennels shall be permitted by special exception within the GI Zoning District, subject to the appropriate provisions specified within this Zoning Ordinance.
- (B) A commercial kennel may include accessory uses including: pet grooming services; veterinary or clinical care facilities; retail sales of pet supplies; and other similar uses.

(C) The following design standards and specifications shall apply to commercial kennels:

- (1) A minimum of twenty-five (25) acres of contiguous land area shall be required to accommodate all of the uses associated with a commercial kennel.
- (2) The minimum lot width requirement for the lot occupying the commercial kennel use shall be three hundred (300) feet.
- (3) All principal and accessory uses associated with the commercial kennel use shall be located at least five hundred (500) feet from the ultimate right-of-way line and all property lines.
- (4) The commercial kennel shall be serviced by public sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
- (5) The commercial kennel shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
- (6) Where public sanitary sewage disposal facilities and/or public water supply facilities are not planned within a defined service area, the use of on-lot sewer and water facilities may be considered provided that it is consistent with all relevant plans and ordinances adopted by Cumru Township.
- (7) All other utility provisions serving the commercial kennel use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
- (8) Outdoor runs or common exterior areas may be permitted for the animals being cared for at the commercial kennel, subject to the following conditions:
 - (a) The outdoor runs are conducted between the hours of 7:00 a.m. and 9:00 p.m.
 - (b) The outdoor runs are conducted within a defined external area, which is completely enclosed by an eight (8) foot high fence. The perimeter of the fence shall be adequately screened with a 20 foot wide landscaped buffer yard.
 - (c) The location of the outdoor runs shall be located at least one hundred (100) feet from all property lines and street right-of-way lines.
- (9) If an incineration (retort) device is proposed to be installed on the property, the applicant shall prove during the special exception application that he has secured the required approvals, permits and licenses from the agencies having jurisdiction.
- (10) The storage of any animal waste shall be regularly disposed of by discharge to an approved sewage disposal system or facility for biological wastes. Any temporary storage of animal or biological waste shall be within a building, within enclosed containers, pending removal to or disposal at an approved facility. A plan for management of such wastes shall be submitted for municipal review as part of the special exception application.
- (11) Personal service facilities and/or retail sales of items commonly found in connection with such uses, if any, shall be limited to a maximum floor area of 1,000 square feet.

- (12) Shows and/or competitions, which are proposed to occur on the property shall be limited to two (2) events per calendar year. All events shall be specifically designated by the applicant and a permit will be required to facilitate each event.
 - (13) The landowner operator of the commercial kennel shall comply with all pertinent provisions relating to noise, disturbance, odors, or other nuisances, as further defined and regulated by Cumru Township.
 - (14) All designated points of ingress and egress for all vehicles shall be designed to consider traffic volumes on existing streets and adjacent uses.
 - (15) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
 - (16) All proposed signs for the kennel shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
 - (17) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within fifty (50) feet from any property line or street right-of-way line.
 - (18) The lighting facilities shall be designed in a manner so the illumination does not exceed 0.5 footcandle, as measured at the property lines, except at driveway entrances, provided the illumination at the cartway center line of the contiguous street shall not exceed 1.0 footcandle.
- (D) As part of the special exception application, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, traffic impact study and/or environmental impact assessment report. Prior to the submission of the special exception application, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application
 - (E) As part of the special exception application, the Cumru Township Zoning Hearing Board may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision plan, land development plan and/or zoning permit.
 - (F) If the Zoning Hearing Board approves the special exception application, a complete land development plan shall be submitted for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the special exception application as well as all other provisions specified by Cumru Township.

Section 833: Laundromats and Dry Cleaners

- (A) Laundromats and dry cleaners, as defined under Article 2 of this Zoning Ordinance, may be permitted by right in the LC and HC Zoning Districts, subject to the following requirements:
 - (1) Laundromats and dry cleaners shall be located on an improved commercial lot, which shall comply with the minimum and maximum dimensional requirements that are specified by the zoning district to which it is located and subject to the land development provisions of Cumru Township.
 - (2) The use shall be serviced by public sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) The use shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient

capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.

- (4) All other utility provisions serving the laundromats and dry cleaners shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (5) Ventilation exhausts shall meet all applicable state and federal air quality standards. All ventilation outlets shall be located at least forty (40) feet from all property lines and shall be directed skyward.
 - (6) Exterior storage areas for trash and rubbish shall be located at least twenty (20) feet from all property lines and street right-of-way lines. All such areas shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste.
- (B) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
- (C) As part of the land development plan, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit

Section 834: Manufacturing Uses

- (A) Manufacturing uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the GI Zoning District, subject to the provisions of this Zoning Ordinance.
- (B) A minimum of two (2) acres of contiguous net land area shall be required to accommodate the manufacturing use. In addition, the minimum and maximum dimensional requirements, as specified by the zoning district in which the manufacturing use is located shall apply.
- (C) The following standards and specifications shall be required for manufacturing uses:
- (1) The facilities and uses shall be serviced by public sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (2) The facilities and uses shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) Where public sanitary sewage disposal facilities and/or public water supply facilities are not planned within a defined service area, the use of on-lot sewer and water facilities may be considered provided that it is consistent with all relevant plans and ordinances adopted by Cumru Township.
 - (4) The quantity and quality of the wastewater generated, stored, transported and/or discharged shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.

- (5) All other utility provisions serving the manufacturing use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (6) All means of ingress and/or egress shall be located at least one hundred fifty (150) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.
 - (7) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
 - (8) All proposed signs shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
 - (9) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property lines or street right-of-way lines.
- (D) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
- (E) As part of the land development plan, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 835: Medical, Dental, Vision, Counseling and Health Care Services

- (A) Medical, dental, vision, counseling and similar health care providers, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the LC, HC and OC Zoning Districts.
- (B) The use shall be located on an improved commercial lot or development, which shall comply with the minimum and maximum dimensional requirements that are specified by the zoning district to which it is located and subject to the land development provisions of Cumru Township.
- (C) The following design standards and specifications shall apply to medical, dental, vision, counseling and similar health care the uses:
- (1) The facilities and uses shall be serviced by public sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (2) The facilities and uses shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) All other utility provisions serving the facilities and uses shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.

- (4) All proposed uses providing health care or treatment to patients shall be conducted on an out-patient basis.
 - (5) The off-street parking spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
 - (6) All proposed signs for each use within the medical research park shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
 - (7) All means of ingress and/or egress shall be located at least one hundred (100) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.
 - (8) Interior accessways shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for the loading or unloading of trucks, emergency vehicles and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.
 - (9) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.
 - (10) All medical waste, bio-hazardous materials, equipment, red bag waste, and other similar items, which because of its potential health risks, shall be discarded in a manner specified by state and federal laws.
 - (11) Evidence shall be provided indicating that the disposal of all materials and wastes will be accomplished in a manner that complies with state and federal regulations. Such evidence shall, at a minimum, include copies of contracts with waste haulers licensed to operate within Berks County, which have been contracted to dispose of the materials and wastes used or generated on-site or some other legal means of disposal. The zoning permit for this use shall remain valid only so long as such contracts remain in effect and all materials and wastes are properly disposed of on a regular basis. Should the nature of the use change in the future, such that the materials used or wastes generated changes significantly either in type or amount, the owner shall so inform the Zoning Officer, and shall provide additional evidence demonstrating continued compliance with the requirements of this section.
- (D) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
- (E) As part of the land development plan, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 836: Mini-Malls

- (A) Mini-malls containing less than 30,000 square feet of cumulative gross floor area and as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the LC, HC and OC Zoning Districts.
- (B) A minimum of three (3) acres of contiguous net land area shall be required to accommodate the uses and facilities for a mini-mall. In addition, the minimum and maximum dimensional requirements, as specified by the zoning district in which the mini-mall is located shall apply.

(C) The following design standards and specifications shall apply to mini-malls:

- (1) The cumulative gross floor area for a mini-mall shall not exceed 30,000 square feet. For commercial applications exceeding this size, the provisions for a shopping center or shopping mall may apply, subject to the provisions of Section 848 of this Zoning Ordinance.
- (2) The permitted uses within a mini-mall shall be limited to: retail business establishments; personal business or service establishments; professional offices; banks or financial institutions; medical, dental, vision, counseling and health care uses; religious uses; educational uses; municipal or governmental uses; restaurants; taverns; and other similar uses.
- (3) The maximum number of uses within a mini-mall shall be limited to twenty (20) independent uses. All proposed uses shall be designed as self-contained structures without common facilities, which comply with all requirements of the Cumru Township Zoning Ordinance.
- (4) All uses within a mini-mall shall be harmoniously planned as attached units within a single building. As part of the land development plan application, the applicant shall identify the planned uses within the mini-mall and demonstrate how these uses can be amicably planned during all hours of operation.
- (5) Unless otherwise permitted by Cumru Township, planned out parcels, pad sites or detached buildings shall not be considered as part of the design.
- (6) The mini-mall shall be serviced by public sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
- (7) The mini-mall shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
- (8) All other utility provisions serving the mini-mall shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
- (9) All means of ingress and/or egress shall be located at least one hundred fifty (150) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.
- (10) Interior accessways shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for the loading or unloading of trucks and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.
- (11) The off-street parking spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
- (12) All proposed signs for the mini-mall shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
- (13) The side and rear lot lines of the property shall be adequately screened with a twenty (20) foot wide landscaped buffer yard.

- (14) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.
- (D) The ownership of any mini-malls shall be under single ownership, partnership, corporation, or under a guaranteed unified management control. The shopping center must have at least one (1) on-site manager or a designated individual whose office is located within one hundred (100) miles of Cumru Township. The owner shall provide Cumru Township with a complete list of on-site managers or designated individuals on an annual basis. The list shall include the name, mailing address and telephone number of each on-site manager or each designated individual responsible for the daily operation of the mini-mall.
- (E) The owner or manager shall provide Cumru Township with a complete list of tenants located within the mini-mall on an annual basis. The list shall include the name of the tenant, business name, mailing address, telephone number, land use activity and scheduled hours of operation.
- (F) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
- (G) As part of the land development plan, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 837: Mini-Warehouse and Self-Storage Facilities

- (A) Mini-warehouse or self-storage units, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the G1 Zoning District, subject to the appropriate provisions specified within this Zoning Ordinance.
- (B) A minimum of five (5) acres of contiguous net land area shall be required to accommodate the uses and facilities for mini-warehouse and self-storage uses. In addition, the minimum and maximum dimensional requirements, as specified by the zoning district in which the mini-warehouse or self-storage units are located shall apply.
- (C) The following design standards and specifications shall apply to a mini-warehouse or self-storage facility:
- (1) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (4) The side and rear lot lines of the property shall be adequately screened with a twenty (20) foot wide landscaped buffer yard.

- (5) The mini-warehouse or self-storage units must be enclosed and contained by an eight (8) foot security fence, with a twenty-four (24) hour automated access gate. The type, location, height and arrangement of the security fence and automated access gate shall be subject to the approval of Cumru Township. Where required by Cumru Township, additional landscaping materials shall be provided in order to screen the security fence from all public roads and all adjacent properties.
- (6) The entrance and all vehicular access aisles shall be a minimum of twenty-four (24) feet in width and shall be unobstructed by vehicles and/or equipment. The entrance or main entrance shall be paved and landscaped from the cartway of the public road to a point fifty (50) feet within the automated access gate.
- (7) The outdoor storage and/or parking of recreational vehicles, boats, campers, trailers or similar vehicles, shall only be permitted behind the proposed buildings and within the rear yard of the lot. The required buffer yard should conceal the view of all such vehicles. The design and location of the outdoor storage area and/or parking area shall be schematically arranged in accordance with the Cumru Township Zoning Ordinance.
- (8) The storage of partially dismantled, wrecked and/or inoperative vehicles shall not be permitted within any exterior area of the mini-warehouse or self-storage operation.
- (9) The storage of flammable, high combustibile, explosive or hazardous chemicals shall be prohibited.
- (10) Based upon the risk or danger of fire or explosion caused by the accumulation of vapors from gasoline, diesel fuel, paint, paint remover, and other flammable materials, the repair, construction or reconstruction of any boat, engine, motor vehicle or furniture is prohibited within a mini-warehouse or self-storage unit.
- (11) Exterior lighting shall be limited to security lighting, which shall be designed not to exceed 0.25 footcandle along the perimeter of the property lines so as to preclude trespass glare onto adjacent properties. As part of the land development plan, a lighting plan shall be submitted for review and consideration.
- (12) Mini-warehouses or self-storage units shall be used solely for the storage of personal property. The following are examples of uses specifically prohibited on the site: auctions (except storage lien auctions), commercial wholesale or retail sales (except ancillary supplies normally sold at self storage centers), or garage sales; the servicing, repair, or fabrication of motor vehicles, motor cycles, boats, trailers, lawn mowers, appliances, or similar equipment; the operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment; the establishment of a transfer or storage business except the owner/operator of the self storage; any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations; retail sales and services; residential uses; and other uses determined inappropriate by the Cumru Township Zoning Officer.
- (13) A minimum of one (1) off-street parking space shall be required per 10,000 square feet of cumulative building space within the mini-warehouse or self-storage facility. The off-street parking spaces shall be in addition to the spaces designated for vehicular storage.
- (14) One (1) office area or building may be included within the site of the mini-warehouse or self storage operation. The office use shall not exceed 3,000 square feet and shall be subordinate and/or accessory to the mini-warehouse or self-storage operation.
- (15) Each building shall be a fully enclosed building, built of durable materials on a permanent foundation.
- (16) Truck trailers, box cars or similar structures shall not be used as self-storage units.
- (17) All uses shall be in conformity with all provisions of the Cumru Township Zoning Ordinance. No use of the mini-warehouse or self-storage units shall violate any local, county, state and federal laws.

- (D) As part of the special exception application, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, traffic impact study and/or environmental impact assessment report. Prior to the

submission of the special exception application, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.

- (E) As part of the special exception application, the Cumru Township Zoning Hearing Board may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision plan, land development plan and/or zoning permit.
- (F) If the Zoning Hearing Board approves the special exception application, a complete land development plan shall be submitted for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the special exception application as well as all other provisions specified by Cumru Township.

Section 838: Municipal and Governmental Uses

- (A) The provisions for “municipal uses” are further specified under Section 838.1 of this Zoning Ordinance.
- (B) The provisions for “governmental uses” are further specified under Section 838.2 of this Zoning Ordinance.

Section 838.1: Municipal Uses

- (A) Municipal uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the AG, RC, LR, MR, HR, LC, HC, OC and GI Zoning Districts.
- (B) Unless otherwise specified, the provisions of this Zoning Ordinance shall not apply to Cumru Township or to the Cumru Township Municipal Authority.
- (C) Cumru Township shall comply with the provisions relating to the Conservation Overlay Districts, as further specified under Article 5 of this Zoning Ordinance.
- (D) Cumru Township shall comply with the provisions of the Historical Overlay District, as further specified under Section 603 of this Zoning Ordinance.

Section 838.2: Governmental Uses

- (A) Governmental uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right in the LC, HC and OC Zoning Districts.
- (B) The use shall be located on an improved lot or development, which shall comply with the minimum and maximum dimensional requirements that are specified by the zoning district to which it is located and subject to the land development provisions of Cumru Township.
- (C) The following design standards and specifications shall apply to governmental uses:
 - (1) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) All other utility provisions serving the governmental use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.

- (4) The off-street parking spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
 - (5) All proposed signs for each use within the governmental use shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
 - (6) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.
- (D) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
- (E) As part of the land development plan, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 839: Nurseries and Landscaping Centers

- (A) Nurseries and landscaping centers, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right in the LC and HC Zoning Districts
- (B) The nursery or landscaping center shall be located on an improved lot or development, which shall comply with the minimum and maximum dimensional requirements that are specified by the zoning district to which it is located and subject to the land development provisions of Cumru Township.
- (C) The following design standards and specifications shall apply to a nursery or landscaping center:
- (1) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (4) The storage of merchandise that is available for retail sales may be permitted outside of the principal building or structure provided that such storage complies with the minimum setback provisions for the zoning district to which the nursery or landscaping center is located.
 - (5) No exterior storage of a substance, which has the potential to contaminate groundwater or surface water, shall be permitted unless the owner provides and installs safeguards, which are satisfactory to Cumru Township and the Pennsylvania Department of Environmental Protection. All such protective safeguards shall be subject to the review and approval by Cumru Township

- (6) The off-street parking spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
 - (7) All proposed signs for each use within the nursery or landscaping center shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
 - (8) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.
- (D) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
- (E) As part of the land development plan, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 840: Personal Service Establishment

- (A) Personal service establishments, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right in the LC, HC and OC Zoning Districts.
- (B) Personal service establishments shall be located on an improved lot or development, which shall comply with the minimum and maximum dimensional requirements that are specified by the zoning district to which it is located and subject to the land development provisions of Cumru Township.
- (C) The following design standards and specifications shall apply to personal service establishments:
 - (1) The use shall be serviced by public sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (2) The use shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (4) The off-street parking spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
 - (5) All proposed signs for the personal service establishment shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
 - (6) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity

to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.

- (D) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
- (E) As part of the land development plan, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 841: Places of Worship and Religious Uses

- (A) Places of worship and religious uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the MR, HR, LC and HC Zoning Districts.
- (B) A minimum of five (5) acres of contiguous net land area shall be required to accommodate the uses and facilities for places of worship and religious uses. In addition, the minimum and maximum dimensional requirements, as specified by the zoning district in which the place of worship and religious use is located shall apply.
- (C) The following design standards and specifications shall apply to places of worship and religious uses:
 - (1) The use shall be serviced by public sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (2) The use shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (4) Subordinate uses within the religious use shall be limited to: cafeterias; administrative and professional offices; educational uses; recreational uses; day care centers; and other similar uses that are determined appropriate by the Zoning Hearing Board as part of the special exception application. The cumulative gross floor area for all such accessory uses shall not occupy more than forty (40) percent of the cumulative gross floor area of all uses within the religious use.
 - (5) All designated subordinate uses and buildings shall be located at least fifty (50) feet from all property lines and street right-of-ways.
 - (6) All designated areas utilized as a cemetery or burial grounds shall be located at least fifty (50) feet from all property lines and street rights-of-way.
 - (7) All means of ingress and/or egress shall be located at least one hundred fifty (150) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.

- (8) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance. The interior accessways shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for the loading or unloading of emergency response vehicles, buses and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.
 - (9) All proposed signs for the use shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
 - (10) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any all property lines and street right-of-way lines.
- (D) Places of worship or religious uses may lease or purchase space within a shopping center or mini-mall by right, provided that the place of worship or religious use is considered a secondary or subordinate use to the shopping center or mini-mall.
 - (E) As part of the special exception application, the applicant shall provide evidence that the place of worship or religious use shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the special exception application, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
 - (F) As part of the special exception application, the Cumru Township Zoning Hearing Board may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision plan, land development plan and/or zoning permit.
 - (G) If the Zoning Hearing Board approves the special exception application, a complete land development plan shall be submitted to Cumru Township for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the special exception application as well as all other provisions specified by the Zoning Ordinance.

Section 842: Printing or Publishing Facilities

- (A) Printing and publishing facilities, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the HC, OC and GI Zoning Districts.
- (B) Printing and publishing facilities shall be located on an improved lot or development, which shall comply with the minimum and maximum dimensional requirements that are specified by the zoning district to which it is located and subject to the land development provisions of Cumru Township.
- (C) The following standards and specifications shall apply to printing and publishing establishments:
 - (1) The facilities and uses shall be serviced by public sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (2) The facilities and uses shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.

- (3) Where public sanitary sewage disposal facilities and/or public water supply facilities are not planned within a defined service area, the use of on-lot sewer and water facilities may be considered provided that it is consistent with all relevant plans and ordinances adopted by Cumru Township.
 - (4) The quantity and quality of the wastewater generated, stored, transported and/or discharged shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (5) All other utility provisions serving the printing and publishing use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (6) All means of ingress and/or egress shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.
 - (7) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
 - (8) All proposed signs shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
 - (9) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property lines or street right-of-way lines.
- (D) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
- (E) As part of the land development plan, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 843: Quarrying and Mining Operations

- (A) Quarrying and mining operations, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the GI Zoning District.
- (B) The following design standards and specifications shall apply to a quarrying and mining operation:
- (1) A minimum of fifty (50) acres of contiguous land area shall be required to accommodate the uses and facilities for a quarry or mining operation.
 - (2) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.

- (3) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
- (4) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
- (5) The minimum lot width requirement for the quarrying and mining operation shall be three hundred (300) feet.
- (6) Quarrying and/or mining activities shall not be conducted within two hundred (200) feet of any property line or street right-of-way line.
- (7) Access to the site of the quarrying and mining operation shall be limited to those posted times when an attendant is on duty. In order to protect against indiscriminate and unauthorized activities, the site shall be protected by locked barricades, fences, gates or other positive means designed to deny access to the area at unauthorized times or locations. Such barricade, fence or gate shall be at least eight (8) feet in height and shall be kept in good repair.
- (8) All means of ingress and/or egress shall be located at least three hundred (300) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.
- (9) No vehicles shall be staged or parked at any entrance and/or access road of the site prior to one (1) hour of the standard operation hours of the quarrying or mining facility. Overnight parking shall be prohibited.
- (10) Measures shall be provided to control dust and debris. The entire area shall be kept clean and orderly. The perimeter of the site shall be inspected for debris on a daily basis.
- (11) Truck access shall be designed to minimize traffic hazards and inconveniences. All interior roadways shall be maintained and constructed by the operator. All trucks leaving the site shall not deposit accumulating amounts of mining products, dirt, mud or other such substances on public roads.
- (12) A tire cleaning area shall be provided on-site. All tires of all trucks leaving the site shall be cleaned. Runoff from the tire cleaning area shall be controlled and disposed of in accordance with all pertinent federal, state and/or Township standards.
- (13) A security fence with a minimum height of eight (8) feet shall be erected along all boundary lines of the area, which is approved for operational use as a quarry or mine. The fence shall not contain openings greater than four (4) square inches and shall contain, at all entrances, gates, which are locked except during operating hours. Warning signs shall be placed on the fence at intervals of no more than fifty (50) feet.
- (14) A fifty (50) foot wide buffer yard shall completely surround all areas approved for operational use as a quarry or mine. The buffer yard shall consist of a dense evergreen screen, and is to be located and maintained along all boundary lines of the site, except at the entrances. The selected evergreens shall have a minimum height of six (6) feet and shall be staggered on twelve (12) foot centers. No materials of any nature shall be stored within this buffer yard.
- (15) All blasting operations shall conform to the regulations enforced by the appropriate agencies of the Commonwealth of Pennsylvania and the federal government. Notice of all blasting operations shall be given at least twenty-four (24) hours prior to the commencement of blasting to Cumru Township and to the occupants of all properties within a radius of 1,000 feet of the location of blasting. In addition, notice shall be given to all sensitive business ventures requesting such notice.

- (16) The storage of explosives shall be in accordance with all pertinent local, state and federal laws.
 - (17) Crushing and processing operations of the minerals, rock and other products of the earth mined on the premises shall be permitted so long as the physical or chemical properties of the same are not changed and so long as such crushing or processing operations do not involve the manufacture of cement or concrete, asphalt materials and products or any other form of manufacturing or fabrication.
 - (18) Quarry support activities and uses, as further defined under Article 2 of this Zoning Ordinance, may be permitted as an accessory or subordinate use to the quarrying and mining activities provided that the quarry support activities and use have been approved by the Cumru Township Board of Commissioners as part of a special exception application.
 - (19) No substances, which can harm persons, animals, vegetation or other form of property shall be dispersed beyond the property lines of the quarrying or mining operation.
 - (20) The applicant shall comply with all locals, state and federal requirements pertaining to the operation of quarrying and mining facility. A copy of all permits and licenses issued to the applicant shall be submitted to Cumru Township.
- (C) As part of the special exception application, the applicant or developer shall submit the following information for review and consideration:
- (1) A complete hydrological report, analysis and impact plan shall be prepared by a professional hydrogeologist, geologist or engineer, which shall demonstrate the proposed quarrying or mining operation will not adversely affect the quantity or quality of the surface water and groundwater table within one thousand (1,000) feet of the source of operations.
 - (2) A geological and geotechnical site investigation shall be prepared by a professional geologist, which shall demonstrate that the surrounding area is not prone to sinkhole development.
 - (3) A preliminary utility plan showing how sanitary sewage disposal facilities, water supply facilities, electric, telephone, natural gas, cable and other utilities will service the site or relocated to accommodate the quarrying and mining operation.
 - (4) A preliminary landscaping plan showing how the buffer yards and other landscaping enhancements will be incorporated within the site.
 - (5) A preliminary grading plan shall be developed identify the limits of disturbance for all site improvements, the proposed ground elevations, stormwater management facilities, and other natural or man-made features of the site.
 - (6) A Traffic Impact Study shall be conducted in order to assess transportation conditions and needs. The Traffic Impact Study should identify how the potential adverse impacts associated with traffic volumes and vehicle weight will be mitigated and/or prevented. The Traffic Impact Study shall be submitted with the special exception application.
 - (7) An Environmental Impact Assessment Report shall be conducted in order to assess existing and proposed site conditions. The Environmental Impact Assessment Report should identify how potential environmental or ecological impacts will be mitigated and/or prevented. The Environmental Impact Assessment Report shall be submitted to Cumru Township with the special exception application.
- (D) As part of the special exception application, the Cumru Township Zoning Hearing Board may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision plan, land development plan and/or zoning permit.
- (E) If the Zoning Hearing Board approves the special exception application, a complete land development plan shall be submitted for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the special exception application as well as all other provisions specified by Cumru Township.

Section 844: Recreational Uses

- (A) The provisions for “non-commercial recreation uses” are further specified under Section 844.1 of this Zoning Ordinance.
- (B) The provisions for “commercial recreation uses” are further specified under Section 844.2 of this Zoning Ordinance.
- (C) The provisions for “municipal uses” are further specified under Section 838.1 of this Zoning Ordinance.

Section 844.1: Non-Commercial Recreational Uses

- (A) Non-commercial recreational uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the AG, RC, LC, MR, HR, LC, HC and GI Zoning Districts, subject to the appropriate provisions specified within this Zoning Ordinance.
- (B) The following design standards and specifications shall apply to a noncommercial recreation use:
 - (1) A minimum of three (3) acres of contiguous land area shall be required to accommodate non-commercial recreational uses within the AG, RC and LR Zoning Districts. The minimum lot width shall be two hundred (200) feet.
 - (2) A minimum of one (1) acre of contiguous land area shall be required to accommodate non-commercial recreational uses within the MR, HR, LC or HC Zoning Districts. The minimum lot width shall be one hundred (100) feet.
 - (3) Non-commercial recreational uses shall be located at least twenty (20) feet from all property lines and street right-of-ways.
 - (4) All buildings associated with the non-commercial recreation use shall be located at least fifty (50) feet from all external property lines and street right-of-ways.
 - (5) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (6) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (7) All other utility provisions serving the non-commercial recreation use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (8) All means of ingress and/or egress shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.
 - (9) Sufficient vehicular access roads and off-street parking areas shall be designed, located and constructed in a manner considering the size and weight of all delivery vehicles and customer vehicles entering and exiting the property. All such vehicular access roads and off-street parking areas shall be mud free shall not create a traffic hazard.

- (10) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
 - (11) All proposed signs for the passive recreational use shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
 - (12) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.
- (C) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
- (D) As part of the land development plan, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 844.2: Commercial Recreational Uses

- (A) Commercial recreational uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the LC, HC and GI Zoning Districts, subject to the appropriate provisions specified within this Zoning Ordinance.
- (B) The following design standards and specifications shall apply to a noncommercial recreation use:
- (1) A minimum of one (1) acre of contiguous land area shall be required to accommodate commercial recreational uses within the LC, HC and GI Zoning Districts.
 - (2) All active or passive recreational areas shall be located at least twenty (20) feet from all property lines and street right-of-ways.
 - (3) All buildings associated with the commercial recreation use shall be located at least fifty (50) feet from all external property lines and street right-of-ways.
 - (4) The use shall be serviced by public sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (5) The use shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (6) All other utility provisions serving the governmental use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (7) A landscaped buffer yard or fence shall be considered between the commercial recreational use and adjacent residential uses.

- (8) The side and rear property lines shall be adequately screened and buffered so as to protect the privacy of the adjacent uses from inappropriate noise, light and other disturbances.
 - (9) All means of ingress and/or egress shall be located at least one hundred fifty (150) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.
 - (10) Sufficient vehicular access roads and off-street parking areas shall be designed, located and constructed in a manner considering the size and weight of all delivery vehicles and customer vehicles entering and exiting the property. All such vehicular access roads and off-street parking areas shall be mud free shall not create a traffic hazard.
 - (11) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
 - (12) All proposed signs for the passive recreational use shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
 - (13) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.
 - (14) The landowner or operator of a commercial recreation use shall report all planned activities and hours of operation to Cumru Township on an annual basis.
- (E) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
 - (F) As part of the land development plan, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 845: Research Facilities

- (A) Research facilities, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the LC, HC OC and GI Zoning Districts.
- (B) Research Facilities shall be located on an improved lot or development, which shall comply with the minimum and maximum dimensional requirements that are specified by the zoning district to which it is located and subject to the land development provisions of Cumru Township.
- (C) The following standards and specifications shall apply to research facilities:
 - (1) The facilities and uses shall be serviced by public sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.

- (2) The facilities and uses shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) Where public sanitary sewage disposal facilities and/or public water supply facilities are not planned within a defined service area, the use of on-lot sewer and water facilities may be considered provided that it is consistent with all relevant plans and ordinances adopted by Cumru Township.
 - (4) The quantity and quality of the wastewater generated, stored, transported and/or discharged shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (5) All other utility provisions serving the research facilities shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (6) All means of ingress and/or egress shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.
 - (7) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
 - (8) All proposed signs shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
 - (9) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property lines or street right-of-way lines.
- (D) As part of the special exception application, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, lighting plan, traffic impact study and/or environmental impact assessment report. Prior to the submission of the special exception application, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
- (E) As part of the special exception application, the Cumru Township Zoning Hearing Board may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision plan, land development plan and/or zoning permit.
- (F) If the Zoning Hearing Board approves the special exception application, a complete land development plan shall be submitted for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the special exception application as well as all other provisions specified by Cumru Township.

Section 846: Restaurants

- (A) Restaurants, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the LC, HC, OC and GI Zoning Districts.
- (B) All restaurants shall be located on an approved lot and development, which complies with the minimum and maximum dimensional requirements as well as the utility provisions, which are further specified by the appropriate zoning district to which the restaurant is located or by the appropriate development requirements specified by this Zoning Ordinance.

(C) The following standards and specifications shall be required for restaurants:

- (1) The use shall be serviced by public sanitary sewage disposal facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
- (2) The use shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
- (3) All other utility provisions serving the restaurant shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
- (4) Restaurants with drive-through facilities shall be permitted by special exception under the provisions of Section 812 of this Zoning Ordinance.
- (5) Restaurant may contain an accessory area or use devoted to outdoor eating, retail sales, social quarters, meeting rooms, bars, taverns, taprooms, and similar uses, provided the cumulative total area of the accessory use does not exceed fifty (50) percent of the cumulative gross floor area of the restaurant.
- (6) All means of ingress and/or egress shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.
- (7) The provisions for landscaping, lighting and other supplemental requirements shall be considered and designed to comply with the applicable provisions of Article 9 of this Zoning Ordinance.
- (8) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
- (9) All proposed signs shall comply with the provisions specified under Article 11 of this Zoning Ordinance.

(D) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, lighting plan, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.

(E) As part of the land development plan, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 847: Retail Business Uses

- (A) Retail uses, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the LC, HC and GI Zoning Districts.
- (B) Retail uses shall be located on an approved lot and development, which complies with the minimum and maximum dimensional requirements as well as the utility provisions, which are further specified by the appropriate zoning district to which the retail use is located or by the appropriate development requirements specified by this Zoning Ordinance.

- (C) The following standards and specifications shall be required for retail uses:
- (1) The use shall be serviced by public sanitary sewage disposal facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (2) The use shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) All other utility provisions serving the retail use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (4) Retail uses with drive-through facilities shall be permitted by special exception under the provisions of Section 812 of this Zoning Ordinance.
 - (5) All means of ingress and/or egress shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.
 - (6) The provisions for landscaping, lighting and other supplemental requirements shall be considered and designed to comply with the applicable provisions of Article 9 of this Zoning Ordinance.
 - (7) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
 - (8) All proposed signs shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
- (D) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, lighting plan, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
- (E) As part of the land development plan, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 848: Shopping Centers or Shopping Malls

- (A) Shopping Centers or Shopping Malls, as further define under Article 2 of this Zoning Ordinance shall be permitted by right within the HC Zoning District.
- (B) Shopping Centers or Shopping Malls shall have a minimum of ten (10) acres of contiguous land area, which shall comply with the minimum and maximum dimensional requirements of this Zoning Ordinance.
- (C) Shopping Centers or Shopping Malls shall be subject to the following design standards and specifications:
- (1) The cumulative gross floor area of the shopping center or shopping mall may exceed 30,000 square feet.

- (2) The permitted uses within the shopping center or shopping mall shall be limited to: retail business establishments; personal business or service establishments; professional offices; banks or financial institutions; medical or dental offices; family entertainment complex; movie theaters; recreational uses; municipal or governmental uses; religious uses; educational uses; restaurants; taverns; night clubs; and other similar uses.
- (3) The maximum number of uses within the shopping center or shopping mall shall be unlimited, provided that each use is designed as part of a common facility or as self-contained structures, which comply with all requirements of the Cumru Township Zoning Ordinance.
- (4) The following minimum and maximum dimensional requirements shall apply to the shopping center or shopping mall:
 - (a) The minimum lot width shall be three hundred (300) feet.
 - (b) All principal and accessory buildings shall be located at least fifty (50) feet from all property lines or street right-of-way lines.
 - (c) The minimum separation distance of buildings shall be fifty (50) feet
 - (d) The maximum height of all buildings and structures shall be fifty (50) feet.
 - (e) Off-street parking areas shall be located at least twenty (20) feet from all property lines or street right-of-way lines.
 - (f) The maximum building coverage shall not exceed forty (40) percent of the lot area.
 - (g) The maximum lot coverage shall not exceed sixty (60) percent of the lot areas.
- (5) All uses within the shopping center or shopping mall shall be harmoniously planned within a single building or within groups of buildings. As part of the land development plan application, the applicant or developer shall identify the planned uses within the shopping center or shopping mall and demonstrate how these uses can be amicably planned during all hours of operation.
- (6) Planned out parcels, pad sites or detached buildings may be permitted, provided the use is located within a separate lot meeting the appropriate minimum and maximum dimensional requirements of the HC Zoning District for that specific use.
- (7) Gasoline sales shall be prohibited as part of the shopping center or shopping mall.
- (8) The uses contained within the shopping center or shopping mall shall be serviced by public sanitary sewage disposal facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
- (9) The uses contained within the shopping center or shopping mall shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
- (10) All other utility provisions serving the shopping center or shopping mall shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.

- (11) All means of ingress and/or egress shall be located at least two hundred (200) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.
 - (12) A minimum of two (2) separate points of vehicular ingress and egress shall be established for shopping centers or shopping malls. The points of ingress and egress shall be separated by at least five hundred (500) linear feet of road frontage. At least one (1) point of ingress and egress shall be designed to provide direct access onto a collector or arterial road.
 - (13) Interior accessways shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for the loading or unloading of trucks and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.
 - (14) The off-street parking spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
 - (15) All proposed signs for the shopping center or shopping mall shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
 - (16) The side and rear lot lines of the property shall be adequately screened with a thirty (30) foot wide landscaped buffer yard.
 - (17) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within one hundred (100) feet from any property line or street right-of-way line.
- (D) The ownership of any shopping centers or shopping malls shall be under single ownership, partnership, corporation, or under a guaranteed unified management control. The shopping center must have at least one (1) on-site manager or a designated individual whose office is located within one hundred (100) miles of Cumru Township. The owner shall provide Cumru Township with a complete list of on-site managers or designated individuals on an annual basis. The list shall include the name, mailing address and telephone number of each on-site manager or each designated individual responsible for the daily operation of the mini-mall, shopping center or shopping mall.
 - (E) The owner or manager shall provide Cumru Township with a complete list of tenants located within the shopping center or shopping mall on an annual basis. The list shall include the name of the tenant, business name, mailing address, telephone number, land use activity and scheduled hours of operation.
 - (F) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, lighting plan, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
 - (G) As part of the land development plan, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 849: Solid Waste Disposal and Reduction Facilities

- (A) Solid waste disposal and reduction facilities, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the GI Zoning District, subject to the appropriate provisions specified within this Zoning Ordinance.
- (B) All solid waste disposal and/or reduction facilities shall comply with all local, county, state and federal laws governing the ownership, operation and maintenance of such facilities, which shall have the appropriate permits to operate the solid waste disposal and/or reduction facilities in accordance.
- (C) Solid waste disposal and reduction facilities shall be subject to the following design standards and specifications:
- (1) A minimum of fifty (50) acres of contiguous land area shall be required to accommodate all of the uses associated with a solid waste disposal and/or reduction facilities.
 - (2) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (4) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground
 - (5) The minimum lot width requirement for the solid waste disposal and/or reduction facility shall be five hundred (500) feet.
 - (6) All solid waste disposal and/or reduction facilities shall be located at least three hundred (300) feet from any property line or street right-of-way line.
 - (7) All means of ingress and/or egress shall be located at least three hundred (300) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.
 - (8) Access to the site of the solid waste disposal and/or reduction facility shall be limited to those posted times when an attendant is on duty. In order to protect against indiscriminate and unauthorized activities, the site shall be protected by locked barricades, fences, gates or other positive means designed to deny access to the area at unauthorized times or locations. Such barricade, fence or gate shall be at least twelve (12) feet in height and shall be kept in good repair.
 - (9) No vehicles shall be staged or parked at any entrance and/or access road of the site prior to one (1) hour of the standard operation hours of the solid waste disposal and/or reduction facility. Overnight parking shall be prohibited.
 - (10) Measures shall be provided to control dust and debris. The entire area shall be kept clean and orderly. The perimeter of the site shall be inspected for debris on a daily basis.
 - (11) Truck access shall be designed to minimize traffic hazards and inconveniences. All interior roadways shall be maintained and constructed by the operator. All trucks leaving the site shall not deposit accumulating amounts of dirt, mud or other such substances on public roads.

- (12) An equipment cleaning and tire cleaning area shall be provided on-site. All equipment used to dispose, dump, move, transport, grade, and compact solid waste shall be cleaned daily. Runoff from the equipment cleaning area shall be controlled and disposed of in accordance with all pertinent local, state and federal laws.
 - (13) All tires of all trucks leaving the site shall be cleaned. Runoff from the tire cleaning area shall be controlled and disposed of in accordance with all pertinent local, county, state or federal standards.
 - (14) A security fence with a minimum height of twelve (12) feet shall be erected along all boundary lines of the area, which is approved for a solid waste disposal and/or reduction facility. The fence shall not contain openings greater than four (4) square inches and shall contain, at all entrances, gates, which are locked except during operating hours. Warning signs shall be placed on the fence at intervals of no more than fifty (50) feet.
 - (15) A fifty (50) foot wide buffer yard shall completely surround all areas approved for the solid waste disposal and/or reduction facility. The buffer yard shall consist of a dense evergreen screen, and is to be located and maintained along all boundary lines of the site, except at the entrances. The selected evergreens shall have a minimum height of six (6) feet and shall be staggered on twelve (12) foot centers. No materials of any nature shall be stored within this buffer yard.
 - (16) No substances, which can harm persons, animals, vegetation or other form of property shall be dispersed beyond the property lines of the solid waste disposal and/or reduction facility.
 - (17) The applicant shall comply with all locals, state and federal requirements pertaining to the solid waste disposal and/or reduction facility. A copy of all permits and licenses issued to the applicant shall be submitted to Cumru Township.
 - (18) Hazardous, contaminated and/or toxic materials, including but not limited to highly flammable materials, explosives, pathological wastes and radio-active materials, shall not be disposed of in the solid waste disposal and/or reduction facility.
 - (19) The operator shall comply with all local, state and federal laws concerning stabilization, stormwater management, and erosion and sedimentation control.
 - (20) Routine inspections of the entire site shall be permitted to take place by any local, county, state or federal official who has proper authorization to conduct such inspections. Any necessary corrective work or action shall be performed by the applicant in the time frame specified by the authorized inspector.
 - (21) All components of the solid waste disposal and/or reduction facility shall be conducted within an approved facility, building, cell site, area, transfer site, or other area permitted by the appropriate local, state and federal agencies.
 - (22) All solid waste materials awaiting disposal and/or reduction shall be stored or staged in a manner or period of time, which does not exceed the requirements specified on the permit.
 - (23) The solid waste disposal and/or reduction facility shall contain an on-site scale, which shall be accurately calibrated to weigh and record all solid waste that is disposed or reduced in a manner permitted by the Commonwealth of Pennsylvania. All records concerning the daily tonnage, which is delivered, transported, disposed and/or reduced shall be submitted to Cumru Township on a monthly basis.
- (D) As part of the special exception application, the applicant or developer shall submit the following information for review and consideration:
- (1) A complete hydrological report, analysis and impact plan shall be prepared by a professional hydrogeologist, who shall demonstrate the proposed solid waste disposal and/or reduction facility will not adversely affect the quantity or quality of the surface water and groundwater table within two thousand (2,000) feet of the source of operations.

- (2) A geological and geotechnical site investigation shall be prepared by a professional geologist, which shall demonstrate that the surrounding area is not prone to sinkhole development from the preparation stages through the post-closure stages.
 - (3) A preliminary utility plan showing how sanitary sewage disposal facilities, water supply facilities, electric, telephone, natural gas, cable and other utilities will service the site or relocated to accommodate the solid waste disposal and/or reduction facility.
 - (4) A preliminary landscaping plan showing how the buffer yards and other landscaping enhancements will be incorporated within the site.
 - (5) A preliminary grading plan shall be developed identify the limits of disturbance for all site improvements, the proposed ground elevations, erosion and sedimentation control facilities, stormwater management facilities, and other natural or man-made features of the site.
 - (6) A Traffic Impact Study shall be conducted in order to assess transportation conditions and needs. The Traffic Impact Study should identify how the potential adverse impacts associated with traffic volumes and vehicle weight will be mitigated and/or prevented. The Traffic Impact Study shall be submitted with the special exception application.
 - (7) An Environmental Impact Assessment Report shall be conducted in order to assess existing and proposed site conditions. The Environmental Impact Assessment Report should identify how potential environmental or ecological impacts will be mitigated and/or prevented. The Environmental Impact Assessment Report shall be submitted to Cumru Township with the special exception application.
 - (8) A contingency plan for the disposal and/or reduction of solid waste during any discontinuation of the normal operations.
- (E) As part of the special exception application, the Cumru Township Zoning Hearing Board may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision plan, land development plan and/or zoning permit.
- (F) If the Zoning Hearing Board approves the special exception application, a complete land development plan shall be submitted to Cumru Township for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the special exception application as well as all other provisions specified by Cumru Township.

Section 850: Telecommunication and Wireless Communication Facilities

- (A) The purpose of this section and the standards established herein is to govern the use, construction and location of telecommunication and wireless communications facilities in recognition of the nature of commercial communication systems and the Federal Telecommunications Act of 1996. These regulations are intended to:
- (1) Accommodate the need for telecommunication and wireless communications facilities while regulating their location and number so as to insure the provision for necessary services;
 - (2) Minimize the adverse visual effects and the number of such facilities through proper design, locating, screening, material, color and finish and by requiring that competing providers of wireless communications services collocate their commercial communications antennas and related facilities;
 - (3) Ensure the structural integrity of commercial communications antenna support structures through compliance with applicable industry standards and regulations; and
 - (4) Promote the health, safety and welfare of the residents and property owners within Cumru Township.

- (B) Unless otherwise specified within this Zoning Ordinance, telecommunication or wireless communication facilities, as further defined under Article 2, shall be permitted by within as follows:
- (1) By right on all land areas owned and maintained by Cumru Township.
 - (2) By right on existing telecommunication or wireless communication facilities, which have the capacities to accommodate additional facilities.
 - (3) By right on existing buildings and/or structures within the HC, OC and GI Zoning Districts, which have sufficient height to facilitate the immediate service area of the telecommunication or wireless communication provider.
 - (4) By special exception on a proposed telecommunication facility and structures within the AG, RC, LR, HC, OC and GI Districts, provided that: such facilities are necessary to satisfy coverage requirements; that they are designed to permit co-location with a minimum of four (4) telecommunication providers; and that the all telecommunication facility structures are located at least two hundred (200) feet from a street right-of-way line and property lines.
 - (5) As permitted by the procedural requirements and criteria specified within this Zoning Ordinance.
- (C) All applicants seeking to construct, erect, relocate or alter telecommunication or wireless communications facilities shall secure approval from the Board of Commissioners, which shall be conditioned upon their demonstrated compliance with the regulations specified under this section of the Zoning Ordinance. As part of this requirement, a site plan shall be prepared and submitted to Cumru Township for review and consideration.
- (D) The following specifications concerning location and height shall apply to telecommunication or wireless communication facilities:
- (1) Telecommunication or wireless communications facilities must be located on a sites identified or permitted by this section of the Zoning Ordinance. A site plan shall be submitted to demonstrate that the requirements for location, height, design, infrastructure and improvements have been properly addressed considering the telecommunication or wireless communication network.
 - (2) No applicant shall have the right under the provisions of this section of the Zoning Ordinance to erect any commercial communications antenna support structure, also referred to as a "tower" in these regulations, to the maximum height specified within this section of the Zoning Ordinance, unless it proves the necessity for such height. The applicant shall demonstrate that the proposed height of the commercial communications antenna support structure and the commercial communications antennas intended to be attached thereto is the minimum height required to provide satisfactory service for the communications.
 - (3) Prior to the Board of Commissioners approval of a site plan authorizing the construction and installation of a commercial communications antenna support structure in a permitted location or zoning district, the applicant shall demonstrate that the facility/or structure is necessary to extend or infill its communications system by the use of equipment such as radomes, repeaters, antennas and other similar equipment installed on existing structures, such as utility poles or their appurtenances, and other available tall structures described in this section of the Zoning Ordinance, actually constructed and in existence on the effective date of this ordinance, hereinafter referred as an "existing structure".
 - (4) The site plan, whether for a tower or antennas on existing structures, shall be accompanied by a propagation study evidencing the need for the proposed tower or other communications 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, the design gain of applicant's antennas, the subscriber equipment sensitivity expressed in dBm, the design dBm of the transmission and receiving equipment and the results of the drive test and other studies conducted by the applicant in determining the need for the proposed site and installation.
 - (5) No commercial communications antenna support structure shall be taller than 120 feet, as measured from undisturbed ground level, unless the applicant proves that another provider of wireless communications services has agreed to collocate commercial communications antennas on the applicant's tower or that the

tower will be available for such collocation. It shall be incumbent upon the applicant to prove that a greater tower height is necessary to provide satisfactory service for wireless communications than is required by the applicant. In such cases, the commercial communications antenna support structure shall not exceed one-hundred and fifty (150) feet unless the applicant secures approval from the Cumru Township Board of Commissioners and the agencies having jurisdiction, by demonstrating such proof as would be required for the granting of a variance under the provisions of this section of the Zoning Ordinance. In no event shall mounted commercial communications antennas' height on any tower extend more than ten (10) feet above the installed height of the tower.

- (6) In those areas where commercial communications antennas and commercial communications antenna support structures are permitted, either a one single-story wireless communications equipment building not exceeding 1,500 square feet in area or up to five (5) metal boxes placed on a concrete pad not exceeding fifty (50) feet by eighty (80) feet in area housing the receiving and transmitting equipment may be located on the permitted site selected for installation and location of the tower for each unrelated company sharing commercial communications antenna space on the tower.
- (7) With the exception of the transmitting and wireless communications equipment necessary to facilitate the tower and commercial communications antennas, all other uses ancillary to commercial communications antennas and commercial communications antenna support structures, including but not limited to a business office, mobile telephone switching office, maintenance depot and vehicular storage area, shall not be located on any site, unless otherwise permitted by this Zoning Ordinance.
- (8) The attachment of telecommunication or wireless communication facilities to existing structures shall be permitted by right, provided the following condition apply:
 - (a) The proposed use or structure complies with all other provisions of this section of the Zoning Ordinance, whereas the applicant may locate commercial communications antennas and their support members, but not a commercial communications antenna support structure, on a smokestack, utility pole, water tower, commercial or industrial building or any similar tall structure, actually constructed and in existence on the effective date of this ordinance.
 - (b) The height of the commercial communications antennas and apparatus attaching the commercial communications antennas thereto shall not exceed by more than ten (10) feet the height of such existing structure, unless the applicant proves that a greater antenna height is required to make it an adequately functional component of the applicant's system, but in no case shall such height exceed twenty-five (25) feet.
 - (c) The applicant proves that such location is necessary to satisfy the antenna's function within the communications system and will obviate the need for the erection of a commercial communications antenna support structure in another location where the same is permitted.
 - (d) The applicant employs concealment or other reasonably appropriate stealth measures, as determined appropriate by the Board of Commissioners, to camouflage or conceal the antennas, such as the use of neutral materials that hide antennas, the location of antennas within existing structures, such as steeples, silos, and advertising signs, the replication of steeples and other structures for such purpose, the simulation of elements of rural landscapes, such as trees, and such other measures as are available for use for such purpose.
 - (e) Commercial communications antennas may be located entirely within a steeple, but no portion of the antenna shall be visible from the outside.
 - (f) If the Board of Commissioners finds that location of antennas on a structure, which was constructed prior to the effective date of this Zoning Ordinance, obviates the need for the construction and erection of a tower in a permitted zoning district in which a tower is a permitted by right, the Board of Commissioners may authorize as part of the site plan approval process, the location of up to five (5) metal boxes placed on a concrete pad not exceeding 25 feet by 30 feet in area housing the receiving and transmitting equipment necessary to the operation of the antennas provided that: the pad is located within the side yard or rear yard; that the pad and boxes are set back from the property line by a minimum of 30 feet; the combined height of the

pad and boxes does not exceed eight feet; and an evergreen landscape buffer screen is planted and maintained as required by the Board of Commissioners.

- (9) The minimum distances between the base of a commercial communications antenna support structure and any adjoining property line or street right-of-way line shall equal fifty (50) percent of the proposed commercial communications antenna support structure height. Where the site on which a tower is proposed to be located is contiguous to an educational use, child day-care facility or residential use, the minimum distance between the base of a commercial communications antenna support structure and any such adjoining uses shall equal one hundred and ten (110) percent of the proposed commercial communications antenna support structure height, unless it is demonstrated to the reasonable satisfaction of the Board of Commissioners that in the event of tower failure, the tower is designed to collapse upon itself within a setback area less than the required minimum setback without endangering such adjoining uses and their occupants.
 - (10) Unless otherwise specified within this Zoning Ordinance or as permitted by the Board of Commissioners, a proposed telecommunication or wireless communications facility must be located or separated by a horizontal distance of 3,000 feet from any another telecommunication or wireless communications facility.
- (E) The following standards and specifications shall apply structural stability, support and design of all telecommunication or wireless communication facilities:
- (1) The applicant shall demonstrate that the proposed commercial communications antennas and commercial communications antenna support structures are designed and constructed in accordance with all applicable national building standards for such facilities and structures, including, but not limited to, the standards developed by the Electronics Industry Association, Institute of Electrical and Electronics Engineer, Telecommunications Industry Association, American National Standards Institute and Electrical Industry Association, and other established standards identified by the Cumru Township Engineer. The applicant shall demonstrate that the proposed wireless communications facility is designed in such a manner so that no part of the facility will attract/deflect lightning onto adjacent properties.
 - (2) When one or more commercial communications antennas are to be located on an existing structure and the general public has access to the structure on which the commercial communications antenna is to be located, the applicant shall provide engineering details showing what steps have been taken to prevent microwave binding to wiring, pipes or other metals. For purposes of this subsection, the term "microwave binding" shall refer to the coupling or joining of microwave energy to electrical circuits, including but not limited to power lines and telephone wires, during which process the transference of energy from one to another occurs.
 - (3) In order to reduce the number of commercial communications antenna support structures within Cumru Township in the future, the proposed commercial communications antenna support structure shall be designed to accommodate other potential communications users, including but not limited to, commercial wireless communications companies, local police and fire and ambulance companies.
 - (4) If the wireless communications facility is fully automated, adequate parking shall be required for all maintenance workers, with a minimum of two spaces provided. If the wireless communications facility is not fully automated, the number of required parking spaces shall equal the number of employees present at the wireless communications facility during the largest shift.
 - (5) Commercial communications antenna support structures shall be painted silver or another color approved by the Board of Commissioners, or shall have a galvanized finish. All wireless communications equipment buildings and other accessory facilities 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. In furtherance of this provision, the Board of Commissioners may require that:
 - (a) Commercial communications antenna support structures be painted green up to the height of nearby trees; and/or

- (b) Wireless communications equipment buildings, which house electrical transmitter equipment be placed underground, unless determined to be detrimental to the functioning and physical integrity of such equipment.
- (6) In making these determinations concerning aesthetics and architectural compatibility, the Board of Commissioners shall consider the following:
- (a) If it will promote the harmonious and orderly development of the zoning district involved;
 - (b) If it is compatible with the character and type of development existing within the area;
 - (c) If the benefits exceed any negative impacts on the aesthetic character of the community;
 - (d) If it preserves woodland areas and trees existing at the site to the greatest possible extent; and
 - (e) If it encourages sound engineering practices and land development design.
- (F) Unless otherwise permitted by the Board of Commissioners as part of the site plan, the following general site improvements, compliance provisions and procedural obligations shall be required for all telecommunication or wireless communication facilities:
- (1) No sign or other structure shall be mounted on the wireless communications facility, except as may be required by the Federal Communications Commission (FCC), Federal Aviation Administration (FAA) or other governmental agency.
 - (2) Where appropriate, the commercial communications antenna support structures shall meet all FAA regulations. No commercial communications antenna support structure may be artificially lighted except when required by the FAA or other governmental authority. When lighting is required by the FAA or other governmental authority, it shall be limited to the minimum lumens and number of lights so required and it shall be oriented inward so as not to project onto surrounding properties. The applicant shall promptly report any outage or malfunction of FAA-mandated lighting to the appropriate governmental authorities as well as Cumru Township.
 - (3) The applicant shall describe the anticipated maintenance needs, including frequency of service, personnel needs and equipment needs, and the traffic safety and noise impacts of such maintenance.
 - (4) In the event that a commercial communications antenna is attached to an existing structure, vehicular access to the wireless communications facility shall not interfere with the parking or vehicular circulation on the site for the existing principal use.
 - (5) If the applicant proposes to build a commercial communications antenna support structure (as opposed to mounting the commercial communications antenna on an existing structure), the applicant shall prove to the Board of Commissioners that it has contacted the owners of structures of suitable location and height, either other towers or existing tall structures within 3,000 foot radius of the site proposed, asked for permission to install the commercial communications antennas on those structures and has been denied. The Board of Commissioners may deny an application to construct a new commercial communications antenna support structure if the applicant has not made a good faith effort to mount the commercial communications antenna on an existing structure.
 - (6) If use of the wireless communications facility is abandoned or if the wireless communications facility is not in use for a period of six (6) months or longer, the owner shall demolish and/or remove the wireless communications facility from the site within six (6) months of such abandonment and/or nonuse. All costs of demolition and/or removal shall be borne by the owner of the wireless communications facility. In the event that the demolition and/or removal referred to above are not performed in a timely manner, the landowner shall be subject to the enforcement remedies of this Zoning Ordinance.
 - (7) As part of the site plan, the applicant seeking to construct, erect, relocate or alter a wireless communications facility shall file a written certification that all property owners within a one thousand (1,000) foot radius of the property on which the commercial communications antenna support structure is

proposed to be located have been given written notice by the applicant of the applicant's intent to construct, erect, relocate or alter a wireless communications facility. The certification shall contain the name, address and tax parcel number of the property owners so notified.

- (8) In the event that the wireless communications facilities cause interference with the radio or television reception of any residential or non-residential use within Cumru Township for a period of three (3) continuous days, the resident shall notify the applicant of such interference, and the applicant, at the applicant's sole expense, shall thereafter ensure that any interference problems are promptly corrected. In the event that the interference is not corrected in a timely manner, the applicant shall be subject to the enforcement remedies of this Zoning Ordinance.
- (9) A security fence shall be required around the antenna support structure and other equipment, unless the commercial communications antenna is mounted on an existing structure.
- (10) Landscaping shall be required to screen and buffer as much of a newly constructed commercial communications antenna support structure as possible. The Board of Commissioners may permit a combination of existing vegetation, topography, walls, decorative fences or other features in lieu of landscaping.

(G) The following background information and documentation shall be submitted as part of the site plan:

- (1) The applicant shall demonstrate that it is a commercial wireless communications company, licensed by the Federal Communications Commission (FCC) or, in the case of those companies that own and erect towers for lease to such companies, that it has an existing contract with one or more such companies to locate on the proposed tower (in those zoning districts or areas where such towers are permitted) and provide the Township Secretary with copies of all FCC applications, permits, approvals, licenses and site inspection records. All such information shall be accompanied by a certification signed by two officers of the applicant that the information being supplied is true and correct to the best of their knowledge, information and belief. The applicant shall also provide Cumru Township with copies of all applicable federal regulations with which it is required to comply and a schedule of estimated FCC inspections.
- (2) A soil report complying with the standards of geotechnical investigations, ANSI/EIA-222-E, as amended, or other pertinent codes and specifications, shall be submitted to the Cumru Township Engineer to document and verify the design specifications of the foundation for the commercial communications antenna support structure, and anchors for the guy wires, if used.
- (3) Prior to the issuance of a permit authorizing construction and erection of a commercial communications antenna support structure, a structural engineer registered in the Commonwealth of Pennsylvania shall issue a written certification to Cumru Township of its ability to meet the structural standards required by either the Electronic Industries Association or the Telecommunication Industry Association and certify the proper construction of the foundation and the erection of the commercial communications antenna support structure. Where antennas are proposed to be attached to an existing structure, the structural engineer shall certify that both the structure and the antennas and their appurtenances meet minimum industry standards for structural integrity.
- (4) The site plan shall show all wireless communications facilities, showing all existing and proposed structures and improvements, including but not limited to the commercial communications antennas, commercial communications antenna support structure, building, fencing, buffering and ingress and egress. The land development plan shall comply with the requirements of this section of the Zoning Ordinance.
- (5) In January of each year, the owner of any wireless communications facilities shall pay any required registration fees and shall provide Cumru Township with the following information:
 - (a) The names and addresses of the owner of the wireless communications facilities and any organizations utilizing the wireless communications facility and telephone numbers of the appropriate contact person in case of emergency.
 - (b) The name and address of the property owner on which the communications facility is located.

- (c) The location of the wireless communications facility by geographic coordinates, indicating the latitude and longitude.
- (d) Output frequency of the transmitter.
- (e) The type of modulation, digital format and class of service.
- (f) Commercial communications antenna(s) gain.
- (g) The effective radiated power of the commercial communications antenna(s).
- (h) The number of transmitters, channels and commercial communications antenna(s).
- (i) A copy of the owner or operator's FCC authorization.
- (j) Commercial communications antenna(s) height.
- (k) Power input to the commercial communications antenna(s).
- (l) Distance to nearest base station.
- (m) A certification signed by two officers of the applicant that the wireless communications facility is continuing to comply with this chapter and all applicable governmental regulations, including but not limited to output and emission limits established by the FCC.
- (n) Cumru Township may assess an annual permit fee to each provider. All such permit fees shall be established by resolution.

(6) A certificate of insurance issued to the owner/operators evidencing that there is adequate current liability insurance in effect insuring against liability for personal injuries and death and property damage caused by the site and the wireless communications facilities.

(H) At the discretion of the Board of Commissioners, the provisions of this section of the Zoning Ordinance may be adjusted or modified to facilitate the evolving technology of the telecommunication and wireless communication industry. In all such cases, the applicant shall provide technical evidence to Cumru Township that the adjustment or modification will meet the purpose and objectives of this section of the Zoning Ordinance.

Section 851: Truck Service and Maintenance Establishments

(A) Truck service and maintenance establishments, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the GI Zoning District, subject to the provisions specified within this Zoning Ordinance.

(B) A minimum of two (2) acres of contiguous net land area shall be required to accommodate the truck service and maintenance establishment. In addition, the minimum and maximum dimensional requirements, as specified by the zoning district in which the use is located shall apply.

(C) The following design standards and specifications shall apply to a truck service and maintenance establishments:

(1) The facilities and uses shall be serviced by public sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.

(2) The facilities and uses shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.

- (3) Where public sanitary sewage disposal facilities and/or public water supply facilities are not planned within a defined service area, the use of on-lot sewer and water facilities may be considered provided that it is consistent with all relevant plans and ordinances adopted by Cumru Township.
- (4) The quantity and quality of the wastewater generated, stored, transported and/or discharged shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
- (5) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground
- (6) All means of ingress and/or egress shall be located at least two hundred (200) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.
- (7) Where overnight parking is permitted, the trucks or commercial vehicles utilizing the facilities shall not be kept running or idling for a period of time exceeding thirty (30) consecutive minutes or ninety (90) cumulative minutes within any twenty-four (24) hour time period.
- (8) Truck access shall be designed to minimize traffic hazards and inconveniences. All interior roadways shall be maintained and constructed by the operator. All trucks leaving the site shall not deposit accumulating amounts of mining products, dirt, mud or other such substances on public roads.
- (9) A tire cleaning area shall be provided on-site. All tires of all trucks leaving the site shall be cleaned. Runoff from the tire cleaning area shall be controlled and disposed of in accordance with all pertinent federal, state and/or Township standards.
- (10) Hazardous, contaminated and/or toxic materials, including but not limited to highly flammable materials, explosives, pathological wastes and radioactive materials, shall not be stored at the site.
- (11) All vehicle service, maintenance and repair activities shall be conducted within an enclosed building, which has been approved and permitted by Cumru Township.
- (12) All vehicles that have been brought in for service, maintenance or repair shall be in a state of active repair and in no case shall be stored on the premises for thirty (30) consecutive days.
- (13) The outdoor storage of unlicensed or non-inspected vehicles or trailers shall be prohibited.
- (14) All trucks, trailers and commercial vehicles stored on the property shall be arranged so as to permit access to emergency management equipment. The off-street parking and loading spaces shall be designed and constructed to comply with the provisions that are specified under Article 10 of this Zoning Ordinance.
- (15) All proposed signs shall comply with the provisions that are specified under Article 11 of this Zoning Ordinance.
- (16) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.

- (D) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, lighting plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the Cumru

Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.

- (E) As part of the land development plan, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 852: Utilities

- (A) The provisions for “community utilities” are further specified under Section 852.1 of this Zoning Ordinance.
- (B) The provisions for “private utilities” are further specified under Section 852.2 of this Zoning Ordinance.
- (C) The provisions for “public utilities” are further specified under Section 852.1 of this Zoning Ordinance.

Section 852.1: Community Utilities

- (A) Community utilities, as defined under Article 2 of this Zoning Ordinance, shall be permitted by right as an accessory use to support principal uses permitted within the AG, RC, LR, MR, HR, LC, HC, OC, HC and GI Zoning Districts, subject to the following requirements:
 - (1) Community utilities shall be designed to provide service in an isolated service area, community or neighborhood.
 - (2) The community facilities shall be located on a self contained lot, which meets the minimum and maximum dimensional lot requirements of the underlying zoning district.
- (B) A complete subdivision and land development plan shall be submitted to Cumru Township for review and consideration. The subdivision and land development plan shall comply with all provisions specified by the Cumru Township Zoning Ordinance.

Section 852.2: Private Utilities

- (A) Private utilities, as defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the GI Zoning Districts, subject to the following requirements:
 - (1) A minimum of twenty-five (25) acres of contiguous land area shall be required to accommodate all of the uses associated with a private utility provider.
 - (2) The offices, terminals, storage and maintenance buildings for the private utility provider shall be serviced by public sanitary sewage facilities and public water supply facilities.
 - (3) The minimum lot width for the private utility use shall be three hundred (300) feet.
 - (4) All facilities and uses associated with the private utility use shall be located at least two hundred (200) feet from any property line or street right-of-way line.
 - (5) The maximum height of the buildings and all accessory equipment shall be fifty (50) feet.
 - (6) The maximum building coverage shall be thirty (30) percent of the total lot area.
 - (7) The maximum lot coverage shall be fifty (50) percent of the total lot area.
 - (8) All means of ingress and/or egress shall be located at least two hundred (200) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.

- (9) Measures shall be provided to control dust and debris. The entire area shall be kept clean and orderly. The perimeter of the site shall be inspected for debris on a daily basis.
 - (10) Truck access shall be designed to minimize traffic hazards and inconveniences. All interior roadways shall be maintained and constructed by the owner or manager. All trucks leaving the site shall not deposit dirt, mud or other such substances on public roads.
 - (11) A fifty (50) foot wide buffer yard shall completely surround all areas approved for the private utility use. Unless otherwise permitted by Cumru Township, the buffer yard shall consist of a dense evergreen screen, and is to be located and maintained along all boundary lines of the site, except at the entrances. The selected evergreens shall have a minimum height of six (6) feet and shall be staggered on twelve (12) foot centers. No materials of any nature shall be stored within this buffer yard.
 - (12) Hazardous, contaminated and/or toxic materials, including but not limited to highly flammable materials, explosives, pathological wastes and radioactive materials, shall not be stored at the site of private utility use.
 - (13) All local, state and federal regulations concerning air pollution or air quality shall be considered as minimum standards for the control of smoke, dust, fumes and emissions.
 - (14) The owner or manager shall comply with all local, state and federal laws concerning stabilization, stormwater management, and erosion and sedimentation control.
 - (15) All trucks and trailers stored on the property shall be arranged so as to permit access by emergency management equipment. The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
 - (16) All proposed signs shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
 - (17) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within one hundred (100) feet from any property line or street right-of-way line.
- (B) As part of the special exception application, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, lighting plan, traffic impact study and/or environmental impact assessment report. Prior to the submission of the special exception application, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
 - (C) As part of the special exception application, the Cumru Township Zoning Hearing Board may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision plan, land development plan and/or zoning permit.
 - (D) If the Zoning Hearing Board approves the special exception application, a complete land development plan shall be submitted for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the special exception application as well as all other provisions specified by Cumru Township.

Section 852.3: Public Utilities

- (A) Public utilities, as defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the AG, RC, LR, MR, HR, LC, HC, OC and GI Zoning Districts.
- (B) The provisions of this Zoning Ordinance may not specifically apply to certain public utilities, which because of their status with the Pennsylvania Public Utility Commission may exempt them from the provisions of this Zoning Ordinance.

Section 853: Veterinary Hospitals and Animal Clinics

- (A) Veterinary hospitals and animal clinics, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by special exception within the AG, RC, LC, HC and GI Zoning Districts, subject to the appropriate provisions specified within this Zoning Ordinance.
- (B) Veterinary hospital or animal clinics shall be located on an approved lot, which complies with the minimum and maximum dimensional requirements as well as the utility provisions, which are further specified by the appropriate zoning district to which the veterinary hospital or animal clinic is located or by the appropriate development requirements specified by this Zoning Ordinance.
- (C) A veterinary hospital or animal clinic shall not include a “kennel”, as defined under Article 2 of this Zoning Ordinance. A kennel operation may be permitted by special exception within the GI Zoning District, provided that the use, facilities and operations comply with the provisions of Section 832 of this Zoning Ordinance.
- (D) The following design standards and specifications shall apply to veterinary hospitals or animal clinics:
 - (1) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) All other utility provisions serving the governmental use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (4) Veterinary hospitals or animal clinics shall be located at least one hundred fifty (150) feet from all existing residential uses, as measured from the veterinary hospital or animal clinic to the existing residential use.
 - (5) Outdoor runs may be permitted for the animals being cared for at the veterinary hospital or animal clinic, subject to the following conditions:
 - (a) The outdoor runs are conducted between the hours of 8:00 a.m. and 8:00 p.m.
 - (b) The outdoor runs are conducted within a defined area, which is completely enclosed by a six (6) foot high fence. The perimeter of the fence shall be adequately screened with a 10 foot wide landscaped buffer yard.
 - (c) The location of the outdoor runs shall be located at least one hundred (100) feet from all property lines.
 - (6) The veterinary hospital or animal clinic shall be adequately soundproofed so that the sounds generated by the animals being cared for are not audible or detectable from any lot line.
 - (7) If an incineration (retort) device is proposed to be installed on the property, the applicant shall prove during the special exception application that he has secured the required approvals, permits and licenses from the agencies having jurisdiction.
 - (8) The storage of any animal waste shall be regularly disposed of by discharge to an approved sewage disposal system or facility for biological wastes. Any temporary storage of animal or biological waste shall be within a building, within enclosed containers, pending removal to or disposal at an approved facility. A plan for management of such wastes shall be submitted for municipal review as part of the special exception application.

- (9) Retail sales of items commonly found in connection with such uses, if any, shall be limited to a maximum floor area of 1,000 square feet.
 - (10) All designated points of ingress and egress for all vehicles shall be designed to consider traffic volumes on existing streets and adjacent uses.
 - (11) The off-street parking and loading spaces shall be designed to comply with the provisions specified under Article 10 of this Zoning Ordinance.
 - (12) All proposed signs for the veterinary hospital or animal clinic shall comply with the provisions specified under Article 11 of this Zoning Ordinance.
 - (13) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.
 - (14) The lighting facilities shall be designed in a manner so the illumination does not exceed 0.5 footcandle, as measured at the property lines, except at driveway entrances, provided the illumination at the cartway center line of the contiguous street shall not exceed 1.0 footcandle.
- (E) As part of the special exception application, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, traffic impact study and/or environmental impact assessment report. Prior to the submission of the special exception application, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
 - (F) As part of the special exception application, the Cumru Township Zoning Hearing Board may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision plan, land development plan and/or zoning permit.
 - (G) If the Zoning Hearing Board approves the special exception application, a complete land development plan shall be submitted for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the special exception application as well as all other provisions specified by Cumru Township

Section 854: Warehousing and Freight Uses

- (A) Warehouse and freight terminals, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the GI Zoning District, subject to the provisions specified within this Zoning Ordinance.
- (B) A minimum of two (2) acres of contiguous net land area shall be required to accommodate the warehouse and freight terminal. In addition, the minimum and maximum dimensional requirements, as specified by the zoning district in which the use is located shall apply.
- (C) The following design standards and specifications shall apply to a warehouse and freight terminals:
 - (1) The facilities and uses shall be serviced by public sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (2) The facilities and uses shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.

- (3) Where public sanitary sewage disposal facilities and/or public water supply facilities are not planned within a defined service area, the use of on-lot sewer and water facilities may be considered provided that it is consistent with all relevant plans and ordinances adopted by Cumru Township.
 - (4) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground
 - (5) All means of ingress and/or egress shall be located at least one hundred fifty (150) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.
 - (6) Where overnight parking is permitted, the trucks or commercial vehicles utilizing the facilities shall not be kept running or idling for a period of time exceeding thirty (30) consecutive minutes or ninety (90) cumulative minutes within any twenty-four (24) hour time period.
 - (7) Truck access shall be designed to minimize traffic hazards and inconveniences. All interior roadways shall be maintained and constructed by the operator. All trucks leaving the site shall not deposit accumulating amounts of mining products, dirt, mud or other such substances on public roads.
 - (8) All trucks, trailers and commercial vehicles stored on the property shall be arranged so as to permit access to emergency management equipment. The off-street parking and loading spaces shall be designed and constructed to comply with the provisions that are specified under Article 10 of this Zoning Ordinance.
 - (9) All proposed signs shall comply with the provisions that are specified under Article 11 of this Zoning Ordinance.
 - (10) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.
- (D) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, lighting plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
- (E) As part of the land development plan, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 855: Wholesale and Distribution Uses

- (A) Wholesale and distribution facilities, as further defined under Article 2 of this Zoning Ordinance, shall be permitted by right within the GI Zoning District, subject to the provisions specified within this Zoning Ordinance.
- (B) A minimum of two (2) acres of contiguous net land area shall be required to accommodate the wholesale and distribution facility. In addition, the minimum and maximum dimensional requirements, as specified by the zoning district in which the use is located shall apply.
- (C) The following design standards and specifications shall apply to a wholesale and distribution facilities:
 - (1) The facilities and uses shall be serviced by public sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances

adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.

- (2) The facilities and uses shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) Where public sanitary sewage disposal facilities and/or public water supply facilities are not planned within a defined service area, the use of on-lot sewer and water facilities may be considered provided that it is consistent with all relevant plans and ordinances adopted by Cumru Township.
 - (4) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (5) Retail sales of items commonly distributed as part of the wholesale operation may be permitted provided that the accessory retail use does not exceed 2,000 square feet in gross floor area.
 - (6) All means of ingress and/or egress shall be located at least one hundred fifty (150) feet from any intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The applicant or developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation or Cumru Township.
 - (7) Where overnight parking is permitted, the trucks or commercial vehicles utilizing the facilities shall not be kept running or idling for a period of time exceeding thirty (30) consecutive minutes or ninety (90) cumulative minutes within any twenty-four (24) hour time period.
 - (8) Truck access shall be designed to minimize traffic hazards and inconveniences. All interior roadways shall be maintained and constructed by the operator. All trucks leaving the site shall not deposit accumulating amounts of mining products, dirt, mud or other such substances on public roads.
 - (9) All trucks, trailers and commercial vehicles stored on the property shall be arranged so as to permit access to emergency management equipment. The off-street parking and loading spaces shall be designed and constructed to comply with the provisions that are specified under Article 10 of this Zoning Ordinance.
 - (10) All signs shall comply with the provisions that are specified under Article 11 of this Zoning Ordinance.
 - (11) Exterior storage areas for trash and rubbish shall be properly screened with secured fencing and landscaping materials. All containers shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area for trash and rubbish shall be permitted within twenty (20) feet from any property line or street right-of-way line.
- (D) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by Cumru Township. This may include the submission of a grading plan, utility plan, landscaping plan, lighting plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
- (E) As part of the land development plan, Cumru Township may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 856: Undefined or Other Land Uses

- (A) Pursuant to the provisions involving the regional allocation of land uses, as summarized under Section 105 of this Zoning Ordinance, certain uses may not be permitted or recognized by this Zoning Ordinance, but may be permitted and included as part of the municipal zoning ordinance(s) that have been adopted by Brecknock Township, Kenhorst Borough, Mohnton Borough and/or Shillington Borough. Should a use not be permitted or recognized within any of the zoning ordinances, an application should be made to the Zoning Officer in accordance with the provisions of this section of the Zoning Ordinance.
- (B) Should other types of land uses evolve or become commonly acceptable as a reasonable use, an application should be made to the Zoning Officer. It is the purpose of this section to provide for all reasonable and appropriate land uses and to establish a mechanism for the inclusion of such land uses within Cumru Township.
- (C) All undefined or other reasonable land uses that are not recognized by this Zoning Ordinance shall be permitted by special exception within the GI Zoning District.
- (D) Unless otherwise permitted by Cumru Township, the following design and development requirements shall apply to all undefined or other reasonable land uses:
 - (1) A minimum of five (5) acres of net land area shall be required to accommodate the undefined use. Depending upon the complexity or intensity of the proposed undefined land use, the Zoning Hearing Board may consider a reduction of the minimum area requirement, however, in no case shall the minimum lot size be reduced to less than two (2) contiguous net acres of land.
 - (2) The undefined use shall be serviced by public sanitary sewer facilities, which shall be planned in accordance with the most recent update to the Cumru Township Sewage Facilities Plan, as adopted to comply with Pennsylvania Sewage Facilities Act (PA Act 537, as amended) as well as any ordinances adopted by Cumru Township. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (3) The undefined use shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by Cumru Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (4) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (5) Depending upon the complexity or intensity of the undefined use, the Zoning Hearing Board shall establish the minimum and maximum dimensional requirements as part of the special exception application. These provisions shall include the lot width, setback requirements (front, side and rear), height, building coverage and lot coverage requirements for the undefined use.
- (E) As part of the special exception application, the Zoning Hearing Board shall consider the following information and documentation to be submitted to Cumru Township on behalf of the applicant:
 - (1) The applicant shall submit a request for inclusion of an undefined or other reasonable land use that is not recognized as part of the Zoning Ordinance, with illustrations and complete documentation that completely describes the land use activity and the manner in which it differs from the permitted uses defined or permitted by the Zoning Ordinance.
 - (2) Prior to the commencement of the hearing, the Zoning Officer shall advise Cumru Township if the application meets the purpose and objective of this section of the Zoning Ordinance.

- (3) The applicant shall provide evidence that the undefined use shall comply with all provisions established within the Zoning Ordinance. This may include the submission of a grading plan, utility plan, landscaping plan, lighting plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the special exception application, the applicant shall consult with the Cumru Township Engineer and Zoning Officer to initially discuss the supplemental documentation that may be required as part of the application.
- (F) If the Zoning Hearing Board approves the special exception application, a complete subdivision and/or land development plan shall be submitted to Cumru Township for review and consideration. The subdivision and/or land development plan shall comply with all conditions of approval issued as part of the special exception application as well as all other provisions specified by the Zoning Ordinance.