

Article 9: Supplemental Regulations

Section 901: Statement of Intent

- (A) The purpose and objective of the provisions established under Article 9 of this Zoning Ordinance is to establish specific supplemental regulations for residential and non-residential land uses.
- (B) The provisions contained in Article 9 of this Zoning Ordinance are intended to serve as minimum requirements to promote the public health, safety and the general welfare of the residents and property owners of Cumru Township. The regulations shall supplement and not replace the provisions established within this Zoning Ordinance.
- (C) Unless otherwise specified within this Zoning Ordinance and/or where the supplemental regulations contained within Article 9 impose greater restrictions than those of any other statute, ordinance or regulation, the provisions established under Article 9 shall prevail.

Section 902: Access to Lots, Buildings, Structures and Uses

- (A) Every building and structure hereafter erected or moved shall be located on a lot adjacent to a public street or an approved private street. The buildings and structures shall be so located on the lots in such a manner to provide safe and convenient access for emergency vehicles and off-street parking.
- (B) Unless specifically stated otherwise within this Zoning Ordinance, no more than one (1) principal building, structure or use of land shall be permitted or erected on a single lot.
- (C) Where more than one (1) principal uses is permitted, the property shall either be subdivided to comply with the provisions of this Zoning Ordinance or be capable of being subdivided to comply with the provisions of this Zoning Ordinance. The Board of Commissioners shall determine the requirements for subdivision.
- (D) Private streets shall not be extended to accommodate additional land uses unless such extension complies with all pertinent codes and ordinances adopted by Cumru Township.
- (E) The provisions relating to the accessibility to lots, structures and uses are specified within this Zoning Ordinance. In addition to these provisions, accessibility must be provided and maintained in accordance with all pertinent state and federal requirements for code enforcement, construction, emergency management and property maintenance.

Section 903: Accessory Uses and Structures

- (A) Residential lots containing accessory buildings, structures and uses, including any garages, carports, decks, patios, terraces, gazebos, greenhouses, utility sheds, storage sheds, tennis courts, domestic animal shelter, or other similar accessory buildings, structures and uses shall comply with the provisions specified under Section 903.1 of this Zoning Ordinance.
- (B) Non-residential lots containing accessory buildings, structures and uses, including any garages, storage facilities, pole barns, farm building, greenhouses, supplemental uses, recreation facilities, or other similar accessory buildings, structures and uses shall comply with the provisions specified under Section 903.2 of this Zoning Ordinance.
- (C) The provisions for accessory uses and structure, as specified under Section 903.1 and 903.2 shall be considered as minimum standards for compliance with this Zoning Ordinance. The landowner shall be responsible to obtain all other permits and/or approvals that may be required for code enforcement, erosion and sedimentation control, stormwater management, utility services, and other provisions required by other local, state or federal agencies.

Section 903.1: Residential Accessory Uses and Structures

- (A) Residential lots containing a permitted residential dwelling unit shall comply with the following general provisions:
- (1) The accessory building, structure or use shall be subordinate and customarily incidental to the principal building and utilized as an accessory use on the lot occupied by the principal building.
 - (2) Unless otherwise permitted by this Zoning Ordinance, the accessory building, structure or use shall not be located in the front yard. The accessory building and structure shall be located within the side yard or rear yard of the property, or behind the front facade of the residential use.
 - (3) Setback provisions may apply for certain accessory buildings and structures for a residential use. Where setback provisions are not specified, the following minimum setback requirements shall apply for residential uses: the front yard setback shall be forty (40) feet; the side yard setback shall be ten (10) feet; and the rear yard setback shall be ten (10) feet.
 - (4) The land area occupied by the accessory building or structure shall account towards the building coverage calculations for the lot and zoning district to which it is located. The cumulative building coverage shall not exceed the maximum building coverage requirements.
 - (5) The land area occupied by the residential accessory building or structure shall account towards the impervious surface ratio calculations for the lot and zoning district to which it is located. The cumulative impervious coverage shall not exceed the maximum impervious coverage requirements.
 - (6) The maximum building coverage requirements and/or maximum impervious coverage requirements may be expanded by twenty-five (25) percent over the permitted requirements in order to accommodate accessory building and structures on a residential lot provided that a special exception is granted and that the applicant demonstrates that the additional coverage will not create any adverse problems relating to stormwater management.
 - (7) The maximum height of any accessory building or structure shall be twenty-five (25) feet.
 - (8) No permanent residential accessory building or structure shall be constructed on any lot prior to the commencement of construction of the principal building to which it is accessory component.
- (B) The following provisions shall apply to attached residential garages, detached residential garages or carports in all zoning districts:
- (1) Attached residential garages, detached residential garages, and/or carports shall be calculated as part of the building coverage for the lot. The cumulative building coverage shall not exceed the maximum building coverage requirements for the lot and zoning district to which it is located.
 - (2) Attached residential garages, detached residential garages, and/or carports shall be calculated as part of the impervious coverage for the lot. The cumulative impervious coverage shall not exceed the maximum impervious coverage requirements for the lot and zoning district to which it is located.
 - (3) Attached residential garages, detached residential garages, and/or carports located on a lot occupied by a single-family detached dwelling unit shall comply with the building setback requirements of the underlying zoning district to which they are located.
 - (4) Attached residential garages or detached residential garages on a lot occupied by a single-family attached dwelling, single-family semi-detached dwelling, townhouse, or other dwelling having a common lot line may be located along the common lot line, provided that they do not project onto the adjacent property and they are located at least ten (10) feet from the rear lot line.
- (C) The following provisions shall apply to utility sheds, storage sheds, pole buildings and gazebos:

- (1) Utility sheds, storage sheds, and gazebos located on a residential lot within the MR, HR and LC Zoning Districts shall comply with the following provisions:
 - (a) Utility sheds or storage sheds may be erected in the rear yard and side yard, provided it is located at least five (5) feet from the property line and provided the utility shed or storage shed does not exceed one hundred-forty (140) square feet in floor area.
 - (b) Utility sheds or storage sheds exceeding one hundred-forty (140) square feet in floor area shall comply with the minimum side yard and rear yard requirement for the zoning district to which the utility shed or storage shed is located.
 - (c) Utility sheds or storage sheds shall not exceed sixteen (16) feet in height.
 - (d) No more than two (2) utility sheds or storage sheds shall be permitted per lot.
 - (e) No utility sheds or storage sheds shall be permitted within a multi-family development consisting of townhouses, condominiums or apartment, unless they have been designed as a uniform feature within the development.
 - (f) All utility sheds or storage sheds shall be located, designed, constructed and installed in accordance with the manufacture's specifications and the building codes of Cumru Township.
 - (g) Gazebos may be permitted on a lot occupied by a residential use provided it is located in a manner to comply with the building setback requirements of the underlying zoning district to which the gazebo is located.

- (2) Utility sheds, storage sheds, pole buildings and gazebos located on a residential lot within the AG, RC, LR, HC, OC and GI Zoning Districts shall comply with the following provisions:
 - (a) Utility sheds or storage sheds may be erected in the rear yard and side yard, provided it is located at least ten (10) feet from the property line and provided the utility shed or storage shed does not exceed one hundred-forty (140) square feet in floor area.
 - (b) Utility sheds or storage sheds exceeding one hundred-forty (140) square feet in floor area shall comply with the minimum side yard and rear yard requirement for the zoning district to which the utility shed or storage shed is located.
 - (c) Utility shed or storage sheds shall not exceed five hundred (500) square feet in floor area.
 - (d) Utility sheds or storage sheds shall not exceed twenty-five (25) feet in height.
 - (e) No more than three (3) utility sheds or storage sheds shall be permitted per lot.
 - (f) No utility sheds or storage sheds shall be permitted within a multi-family development consisting of townhouses, condominiums or apartment, unless they have been designed as a uniform feature within the development.
 - (g) All utility sheds or storage sheds shall be located, designed, constructed and installed in accordance with the manufactures specifications and the building codes of Cumru Township.
 - (h) Pole buildings may be located on a lot occupied by a residential use provided that it shall comply with the building setback and coverage requirements of the underlying zoning district and does not exceed a height of twenty five (25) feet. No more than one (1) pole building shall be permitted on a lot occupied by a residential use.

- (i) Gazebos may be permitted on a lot occupied by a residential use provided it is located in a manner to comply with the building setback requirements of the underlying zoning district to which the gazebo is located.
- (j) The provisions specified under Section 903.2 of this Zoning Ordinance shall apply to lots within the AG, RC, LR, MR, HR, LC, HC, OC and GI Zoning Districts that are occupied by non-residential uses.

(D) The following provisions shall apply to decks, patios and terraces:

- (1) Decks, patios and terraces located on a lot occupied by a single-family detached dwelling unit shall comply with the building setback requirements of the underlying zoning district to which they are located.
- (2) Decks, patios and terraces located on a lot occupied by a single-family semi-detached dwelling or townhouse dwelling may be located along the common lot line, provided that they do not project onto another property and comply with the remaining setback requirements.
- (3) Decks, patios and/or terraces located on a lot occupied by a single-family detached dwelling unit, single-family semi-detached dwelling or townhouse dwelling may be covered provided that it is in accordance with all building code requirements.
- (4) Decks, patios and terraces located on a lot occupied by a townhouse dwelling may only be located in the rear yard and subject to the following provisions:
 - (a) The deck, patio or terrace may be located along the lot line or in the case where a townhouse dwelling is not located on a fee-simple lot, an imaginary line extending from the common wall of any contiguous townhouse dwelling units
 - (b) Unless otherwise designed as a uniform feature within the development, no patio, deck, terrace or similar structure shall be enclosed or under roof.
 - (c) If a patio, deck or similar structure extends into the side yard setback or rear yard setback otherwise required by this chapter, no other accessory structure shall be located closer to the patio, deck, similar structure or lot line than the permitted setback for an accessory structure.
 - (d) No patio, deck or similar structure shall extend into the minimum space required between any townhouse building faces otherwise required by this chapter.
 - (e) A patio, deck or similar structure which meets the requirements of this chapter shall be included in the determination of the impervious surface ratio and the building coverage for the lot. Where designed and planned as a unified development, the cumulative total impervious surface ratio and cumulative total building coverage shall also apply.

(E) The following provisions shall apply to non-commercial greenhouses:

- (1) Non-commercial greenhouses located on a lot occupied by a single-family detached dwelling unit shall comply with the building setback requirements of the underlying zoning district.
- (2) All non-commercial greenhouses shall not exceed five hundred (500) square feet per acre of land and shall not exceed five thousand (5,000) cumulative square feet in total gross covered floor area occupied by all of the non-commercial green houses located on the property.

(F) Domestic animal shelters or housing units may be permitted provided that the structure is located at least ten (10) feet from the side or rear property line.

- (G) Permanent non-commercial recreation facilities, structures and uses, including but not limited to, tennis courts, hockey rinks, skateboard facilities, basketball courts, and other similar accessory facilities, structures or uses exceeding a cumulative playing surface area of one thousand (1,000) square feet shall be located at least fifteen (15) feet from the rear or side property lines. The exterior lighting facilities for all such non-commercial recreation facilities, structures or uses shall be located at least ten (10) feet from all property lines, which shall be directed downward to the playing surface area and shielded to prevent light spillage onto adjacent properties.
- (H) Fences, walls and hedges shall comply with the provisions specified by Section 910 of this Zoning Ordinance.
- (I) Private non-commercial in-ground or above-ground swimming pools, which are located on a residential lot, shall comply with the provisions of Section 920 of this Zoning Ordinance.
- (J) Private non-commercial in-ground or above-ground hot tubs or therapeutically spas, which are located on a residential lot, shall comply with the provisions of Section 920 of this Zoning Ordinance.
- (K) Private free standing satellite receiving dishes or telecommunication devices shall be mounted at ground level and shall not be located closer than ten (10) feet from any property lines.

Section 903.2: Non-Residential Accessory Uses and Structures

- (A) Non-residential lots containing a permitted non-residential use shall comply with the following general provisions:
 - (1) The accessory building, structure or use shall be subordinate and customarily incidental to the principal building and utilized as an accessory use on the lot occupied by the principal building.
 - (2) All accessory buildings, structures or uses shall comply with all building setback and coverage requirements for the underlying zoning district to which it is located.
 - (3) Setback provisions shall apply to accessory buildings and structures for a non-residential uses. Where setback provisions are not specified, the following minimum setback requirements shall apply for residential uses: the front yard setback shall be forty (40) feet; the side yard setback shall be ten (10) feet; and the rear yard setback shall be ten (10) feet.
 - (4) The land area occupied by the accessory building or structure shall account towards the building coverage calculations for the lot and zoning district to which it is located.
 - (5) The land area occupied by the accessory building or structure shall account towards the impervious surface ratio calculations for the lot and zoning district to which it is located.
 - (6) Unless otherwise specified by this Zoning Ordinance, the maximum height of any non-residential accessory building or structure shall be thirty (30) feet.
 - (7) No permanent residential accessory building or structure shall be constructed on any lot prior to the commencement of construction of the principal building to which it is accessory component.
- (B) Storage facilities are permitted provided that such facilities are located in areas, which have direct access to a public street or driveway. The outdoor storage of materials shall be screened from the view of adjacent properties with a berm, trees, landscaping materials and/or fence.
- (C) Restaurants, cafeterias and/or recreational facilities are permitted provided they are intended for the use of employees only, unless they are permitted as principal uses in the district in which they are constructed.

Section 904: Residential Conversions

- (A) The Zoning Hearing Board may authorize as a special exception the conversion of any single-family detached dwelling into a dwelling for not more than two (2) families, provided that the tract or lot is located within the LC Zoning District.
- (B) As part of the special exception application, the applicant shall demonstrate that the residential conversion shall comply with the following provisions:
 - (1) The minimum lot area per family shall not be reduced to less than the minimum lot area that is required for a single family dwelling in the zoning district in which the residential conversion is located.
 - (2) The minimum and maximum dimensional requirements for the appropriate zoning district shall not be reduced.
 - (3) The maximum building coverage and lot coverage requirements for the appropriate zoning district shall not be exceeded.
 - (4) The residential uses are serviced by public sewage disposal facilities, whereas, separate utility connections shall be required, which comply with the requirements of the Cumru Township Sanitary Sewer Use Ordinance.
 - (5) The residential uses are serviced by public water supply facilities or on-lot water supply facilities with sufficient capacities, whereas, separate utility connections may be required by the Cumru Township Board of Commissioners.
 - (6) The residential conversion shall take place within a building capable of accommodating two (2) families. The applicant shall demonstrate that the building has relatively little economic value or usefulness as a single-family detached dwelling.
 - (7) The building can be altered and improved to comply with all building code requirements. The applicant shall provide documentation to the Zoning Hearing Board, Zoning Officer, Code Enforcement Officer and Sewage Enforcement Officer that all plumbing, heating, electrical, sanitary sewer, storm sewer and similar facilities comply with all applicable ordinances, regulations, codes and laws specified by Cumru Township and/or the Commonwealth of Pennsylvania.
 - (8) Each residential unit shall contain independent washing and bathing facilities as well as a complete kitchen with cooking facilities to accommodate the tenants.
 - (9) At least two (2) off-street parking spaces are provided for each unit, which are designed to comply with the provisions of Article 10 of this Zoning Ordinance.
 - (10) There shall be no external alterations of the building, unless it is required for safety, structural durability, accessibility, architectural enhancement, or as permitted by Cumru Township.
- (C) If the residential conversion is permitted, the Zoning Hearing Board may prescribe such further conditions with respect to the conversion and use of such building as it deems appropriate.
- (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) All residential conversions shall be subject to an annual inspection by the Cumru Township Zoning Officer, Code Enforcement Officer and Sewage Enforcement Officer.

Section 905: Height Exceptions

- (A) Unless otherwise specified within this Zoning Ordinance, the building height limitations contained within this Zoning Ordinance shall not apply to chimneys, spires, belfries, cupolas, farm buildings, silos, greenhouse ventilators, antennas (not in combination with support towers), water tanks, solar energy collectors, windmills, and other similar appurtenances, which are usually required to be placed above the roof level and not intended for human occupancy.
- (B) The projection of the exempted structures specified within Section 905(A) may be increased to a maximum height of fifty (50) feet provided that the height of the exempted structure is not greater than the distance to any property line, as measured from the exempted structure to any property line.
- (C) The height exceptions specified within this Section of the Zoning Ordinance shall be consistent with the provisions specified by state and federal aviation laws. Where conflicts should arise, the provisions of the state or federal aviation law shall be upheld.

Section 906: Front Yard and Lot Width Exceptions

- (A) When an unimproved lot is situated between two (2) improved lots with front yard dimensions less than those required for the zoning district in which the unimproved lot is located, the front yard required for the unimproved lot may be reduced to a depth equal to the average of the two (2) adjoining lots; provided, however, that this provision shall only apply in such cases where the improved lots in question are improved as of the time of the adoption of the Ordinance and the improvements are located within one hundred (100) feet of the unimproved lot. For the purpose of this section, an unimproved lot shall be the same as a vacant lot and an improved lot shall be one on which a principal building is erected.
- (B) Unless otherwise specified by this Zoning Ordinance, all residential and non-residential lots shall comply with the appropriate minimum lot width requirement for that use in the zoning district to which it is located, as measured at the street line, legal right-of-way line, ultimate right-of-way line (where it exists) and the building setback line. The following lot width exceptions shall be permitted:
 - (1) Where single-family residential lots are created along the bulb of a cul-de-sac street, the minimum lot width may be reduced by fifty (50) percent of the required lot width at the street line, provided that the minimum lot width requirement is established at the building setback line, as measured from the street right-of-way line to a point equivalent to the front yard setback requirement, which is specified by the appropriate zoning district in which the single family detached dwelling is located.
 - (2) Unless otherwise specified by this Zoning Ordinance, no more than four (4) single family lots shall be located along the bulb of a cul-de-sac street.
 - (3) Where single-family residential lots are created along a street curve with a horizontal radius exceeding one hundred-fifty (150) feet, as measured along the street centerline, the minimum lot width may be reduced by twenty-five (25) percent of the required lot width, provided that the minimum lot width requirement is established at the building setback line, as measured from the street right-of-way line to a point equivalent to the front yard setback requirement, which is specified by the appropriate zoning district in which the single family detached dwelling is located. The side lot lines should be established at ninety (90) degree angles to the street line tangents or radial to the street line curves.
- (C) The Zoning Officer shall review and authorize all front yard and lot width exceptions in accordance with the provisions established under this section of the Zoning Ordinance. All such permitted exemptions shall be noted on the zoning permit, subdivision plan and/or land development plan.

Section 907: Flag Lots or Key Hole Lots

- (A) Flag lots or key hole lots are permitted as single family detached lots within the AG, RC and LR Zoning Districts, subject to the following provisions:
- (1) Flag lots shall only be permitted within residential developments containing ten (10) or fewer lots, which are designed to accommodate single family detached dwelling units.
 - (2) No more than two (2) flag lots shall be permitted as a result of the overall subdivision and/or cumulative phases of the development. In all cases, the applicant must demonstrate that the following site conditions exist:
 - (a) The tract of land cannot be subdivided in a manner to comply with the minimum lot width and area requirements for the zoning district in which the flag lot is located.
 - (b) The tract of land represents the total contiguous land area owned by the applicant.
 - (c) The tract of land cannot be further subdivided in the future by normal or typical design.
 - (d) The tract of land cannot be properly subdivided due to the presence of certain physical or environmental development constraints associated with the site.
 - (e) The configuration of the proposed lots will not limit the potential for development on adjacent tracts of land in the future.
- (B) If the applicant demonstrates that the site conditions are amenable to the development of a flag lot, the subdivision shall be designed considering the following requirements:
- (1) The access strip or stem of the flag lot shall be designed in accordance with the following requirements:
 - (a) The access strip or stem of the flag lot shall be owned fee simple and extended from an existing public street to the rear property line of the flag lot.
 - (b) The width of the access strip or stem shall be a minimum of fifty-four (54) feet. Additional width may be required by Cumru Township in order to overcome problems associated with slope, drainage and/or sedimentation.
 - (c) A reduction in the width of the access strip or stem, if the applicant can demonstrate that it will not be utilized by more than one (1) principal use or party and that there will be no adverse problems associated with slope, drainage and/or sedimentation. In such cases, the Cumru Township Board of Commissioners may authorize a reduction in width to thirty (30) feet.
 - (d) The unimproved portion of the access strip or stem shall be properly graded and stabilized. Where appropriate, an erosion and sedimentation control plan shall be developed and implemented by the landowner.
 - (e) The fifty-four (54) foot wide access strip or stem shall be utilized as a future right-of-way to permit the construction of a public or private street. If additional lots are created and/or if additional lots utilize the access strip or stem for ingress and egress purposes, the fifty-four (54) foot wide access strip shall be improved to comply with the design standards and specifications for a public street.
 - (2) The net lot area for each flag lot shall meet or exceed the minimum lot area for the zoning district to which the flag lot is located. The area of the access strip or stem shall not be included as part of the net lot area for the flag lot.

- (3) The building setback line for the flag lot shall meet the minimum required setback dimensions for the zoning district in which the flag lot is located. The setback lines shall be established at the flag portion of the lot. The front yard depth or setback shall be measured from the access strip or stem (extended through the lot) and from the rear property line. All other setback requirements shall comply with the rear yard setback provisions.
 - (4) The driveway serving the flag lot shall comply with all pertinent standards and specifications for driveways, as specified by Cumru Township and by the Pennsylvania Department of Transportation. Unless otherwise permitted by Cumru Township, common driveways shall be prohibited as part of a flag lot design.
- (C) If the tract of land contains any residue or undeveloped land area, the applicant shall submit a sketch plan or a preliminary plan depicting how the remaining area will be developed or perpetually preserved as open space.

Section 908: Visibility at Street Intersections

- (A) Clear sight triangles shall be provided at all street intersections. Within such triangles, nothing, except permitted street signs, traffic lights or signs, utility poles and mail boxes, which impedes vision between a height of two and one-half (2-1/2) feet and ten (10) feet above the center line grades of the intersecting streets shall be erected, placed, planted or allowed to grow. Such triangles shall be established as follows:
- (1) For intersections involving a minor street, the dimension of the clear sight triangle shall be established for a distance of seventy-five (75) feet, as measured from the middle of the intersection or where the centerlines of the intersecting streets cross.
 - (2) For intersections involving a collector street, the dimension of the clear sight triangle shall be established for a distance of one hundred (100) feet, as measured from the middle of the intersection or where the centerlines of the intersecting streets cross.
 - (3) For intersections involving an arterial street, the dimension of the clear sight triangle shall be established for a distance of one hundred and fifty (150) feet, as measured from the middle of the intersection or where the centerlines of the intersecting streets cross.
- (B) The functional classifications of all existing streets within Cumru Township are identified within this Zoning Ordinance, the Cumru Township Subdivision and Land Development Ordinance and /or by transportation plans that have been adopted by Cumru Township.
- (C) No fence, wall and/or hedge shall be erected or planted within or encroaching upon the legal or ultimate street right-of-way.

Section 909: Corner Lot Restrictions and Requirements

- (A) For all corner lots, as defined under Article 2 of this Zoning Ordinance, the minimum lot width and front yard setback requirements of the zoning district to which the corner lot is located shall be applied to each street on which the corner lot has frontage.
- (B) In cases in which a pre-existing lot of record is changed or converted into a corner lot, as the result of an adjacent subdivision or land development, the front yard of the pre-existing lot shall be established along the public street to which it originally had frontage as well as along the proposed or new road to which it will have frontage. All other setback requirements shall conform with the appropriate side and rear yard setback requirements for the zoning district to which the pre-existing lot is located.
- (C) All corner lots shall comply with the provisions established for visibility at street intersections, as provided under Section 908 of this Zoning Ordinance.

Section 910: Fences, Walls and Hedges

- (A) Fences, walls and/or hedges may be permitted within and along the periphery of any required yard provided:
- (1) Unless otherwise permitted by this Zoning Ordinance, no fence, wall and/or hedge shall be erected or planted within or encroaching upon the legal or ultimate street right-of-way, floodway, utility easement or drainage easement.
 - (2) No fence, wall and/or hedge shall be erected in any manner that obstructs a clear line of sight or vision from a driveway or street intersection.
 - (3) Unless otherwise specified by this Zoning Ordinance, all fences and walls utilized for a residential use shall not exceed a maximum height of three (3) feet within the front yard and eight (8) feet within the side yard or rear yard.
 - (4) Unless otherwise specified by this Zoning Ordinance, all fences and walls utilized for a non-residential use shall not exceed a maximum height of twelve (12) feet.
 - (5) Fences and walls shall be constructed so as to place structural members toward the property being enclosed by the fence, thereby presenting the best appearance towards adjacent property.
 - (6) Security fencing for non-residential uses and agricultural uses may be utilized within the AG, RC, LC, HC, OC and GI Zoning Districts.
 - (7) An existing fence or wall replaced in its entirety shall comply with the provisions established within this Zoning Ordinance.
 - (8) All permitted fences and walls shall be constructed out of durable building materials and shall be installed and erected in accordance with the specifications of the manufacturer.
 - (9) Ordinary and normal maintenance and/or repairs of a fence or wall in any zoning district shall not require the issuance of a permit. Otherwise, a permit shall be required for any fence installation or wall construction, as specified by this Zoning Ordinance.
 - (10) Any fence or wall, which in the judgment of the Zoning Officer is unsafe, dangerous, or a threat to the public health, safety and/or welfare shall be removed, repaired or replaced as determined necessary by the Zoning Officer at the expense of the property owner.
 - (11) Fences or walls erected on property that is dedicated to private or public open space shall comply with the provisions established under this Zoning Ordinance.
- (B) The following wall and/or fences shall be exempt from the provisions established under this section of the Zoning Ordinance:
- (1) Fences and walls used for agricultural and recreational purposes to contain livestock, provided that they do not hinder visibility or pose a threat to the public health, safety or welfare.
 - (2) Fences and walls of an historic nature, which are accessory to an officially designated historic structure.
 - (3) Buried electronic fences used to control pets, provided that they do not emit radiation, which would pose a threat to the public health, safety or welfare.
- (C) Prior to the installation of any fence, wall or hedge row, the landowner should verify the limits of the property lines that may be in question. In situations where the property line is in doubt, the Zoning Officer may require the property owner to have a professional land surveyor determine and mark the property line in question.

Section 911: Projections Into Yards

- (A) The following projections shall be permitted into required yards and shall not be considered in the determination of the lot coverage requirements:
- (1) A lawful building erected prior to the effective date of this Zoning Ordinance, which encroaches into the required side yard established for that district may be further extended into the rear yard, provided that the building extension is contiguous to the existing building and provided that the building extension maintains at a minimum the rear yard setback established for that zoning district.
 - (2) A porch abutting the frontage of a building, not exceeding twenty (20) feet in height nor sixteen (16) feet in width may be extended by not more than five (5) feet into the front yard with unenclosed sides except for four (4) columns, which support a roof limited to the dimensions of the porch plus an 18 inch projection on any side for cornices, eaves or gutters.
 - (3) A porch abutting the side of a building, not exceeding twenty (20) feet in height nor sixteen (16) feet in width may be extended by not more than five (5) feet into the side yard with unenclosed sides except for four (4) columns, which support a roof limited to the dimensions of the porch plus an eighteen (18) inch projection on any side for cornices, eaves or gutters. In such cases, the porch shall be located at least five (5) feet from the property line.
 - (4) Porches, decks, terraces or patios located within the rear yard of a single family semi-detached dwellings, multi-family townhouse units and multi-family apartment units may be located along the common lot line, provided that they do not project into the rear yard setback.
 - (5) A porch, deck, terrace or patio, which does not extend above the first floor elevation or contains a roof, may be erected into a required yard for a distance of not more than one-half the distance of the side yard or rear yard setback. In cases where a common wall or property line are not relevant, the porch, deck, terrace or patio shall be located at least 10 feet from the property line.
 - (6) A carport may be erected over an existing driveway provided that the carport is located in a manner to comply with all setback requirements for that zoning district.
 - (7) A buttress, chimney, cornice, pier or pilaster of a building may project not more than two (2) feet into a required yard setback.
 - (8) Open balconies, steps, fire escapes, basement door units, bay windows, eaves, window sills, and other similar architectural features or structures may project into the required yard provided that such features shall project no more than five (5) feet into any required yard. In all such cases, the projection shall not be located closer than five (5) feet to a property line.
- (B) In situations where the property line is in doubt, the Zoning Officer may require the property owner to have a professional land surveyor determine and mark the precise limits of the property line in question.

Section 912: Development Along Existing Public Roads

- (A) Where determined appropriate by Cumru Township and/or the Pennsylvania Department of Transportation, accessibility to a public street may be restricted, limited or required by one or more of the following methods:
- (1) Provisions of marginal access street or internal street system to provide proper frontage for the proposed lots, which shall be designed, located and constructed in accordance with the appropriate provisions established by Cumru Township.

- (2) Provisions of marginal access street or internal street system to provide rear access for the proposed reverse frontage lots, which shall be designed, located and constructed in accordance with the appropriate provisions established by Cumru Township.
 - (3) The restriction of ingress and egress involving specific turning movements onto or off of a collector street or arterial street.
- (B) Private streets shall be prohibited unless they are designed, located and constructed in accordance with the provisions of a private street or minor street, as further specified by Cumru Township.
 - (C) Where a subdivision or land development application abuts or contains an existing street of inadequate right-of-way width or cartway width, the applicant shall dedicate additional right-of-way and improve the cartway to conform with the provisions of Cumru Township or as directed by the Board of Commissioners.
 - (D) Where a subdivision or land development application abuts or existing street of inadequate horizontal and/or vertical alignment, the applicant shall dedicate additional right-of-way and improve the street segment to conform with the provisions of Cumru Township or as directed by the Board of Commissioners.

Section 913: Common Open Space

- (A) The overall intent of these provisions is to supplement and not replace the provisions identified in those zoning districts where the designation of open space is explicitly applicable and further, to identify related use regulations and performance for land to be held for recreational use and/or for conservation, preservation or enhancement of natural and cultural resources. These provisions are designed to:
 - (1) Provide an effective means for identifying, organizing and maintaining open space.
 - (2) Provide for necessary active and passive recreation areas to complement existing open space and recreational uses.
 - (3) Preserve the natural and environmental resources while maintaining ecological stability by: encouraging the preservation of floodplains; limiting the development of steep slopes; protecting the quality of existing watercourses, ponds, lakes and other water bodies, including riparian buffers; encouraging the preservation of groundwater resources through the provision of open space areas for groundwater recharge; and avoiding the disruption of woodland and forest areas.
 - (4) Encourage the preservation of existing and potential agricultural land through the identification and use of open space lands, which are suited for agricultural production, particularly prime agricultural land.
 - (5) Preserve historic and cultural resources by: promoting the preservation of significant historical and cultural sites and structures as open space; protecting the character of historic and cultural sites and structures by encouraging the designation of surrounding land as open space; and by implementing the Governor Mifflin Region Comprehensive Plan.
- (B) All land and water areas designated as common open space within Cumru Township shall comply with the following provisions:
 - (1) All residential developments requiring common open space shall comply with the appropriate provisions established under Article 7 of this Zoning Ordinance.
 - (2) All non-residential developments requiring common open space shall comply with the appropriate provisions established under Article 8 of this Zoning Ordinance.
 - (3) Where residential or non-residential developments do not specifically require common open space, as defined under Articles 7 and 8 of this Zoning Ordinance, the residential or non-residential development

shall be subject to the provisions established under this section of the Zoning Ordinance, as well as those other applicable provisions established by Cumru Township.

- (4) The requirements for common open space, as specified under this Zoning Ordinance, does not relieve any person, applicant or developer from the mandatory requirements for dedication of open space for recreation purposes or recreation impact fees in lieu of land dedication or any combination thereof, as permitted under the provisions of the Pennsylvania Municipalities Planning Code and as adopted by Cumru Township.
- (5) All areas designated as common open space shall be subject to the review and approval of Cumru Township.

(C) The following uses shall be permitted within areas designated as common open space:

- (1) Recreation uses, subject to the provisions of Section 844 of this Zoning Ordinance.
- (2) Conservation uses or areas to preserve woodland and forest areas, lakes, ponds, streams, floodplains, wetlands, seasonal pools and other related landscape features.
- (3) Agricultural uses, subject to the provisions of Section 804 of this Zoning Ordinance.
- (4) Municipal uses, subject to the provisions of Section 838 of this Zoning Ordinance.
- (5) Culturally and/or historically significant uses, as determined appropriate by the Board of Commissioners.

(D) Unless otherwise required by the provisions of this Zoning Ordinance, the land and water areas designated as common open space shall comply with the following standards and specifications:

- (1) The minimum area required or the percentage of the gross area to be set aside as common open space shall meet or exceed the requirement established by this Zoning Ordinance.
- (2) No more than fifty (50) percent of the common open space shall be located on lands within areas that are located within the 100-year floodplain, areas delineated as wetlands and/or areas exceeding twenty (20) percent in slope.
- (3) No more than fifty (50) percent of the common open space shall include land areas that are burdened by or are proposed to contain utilities easements and/or stormwater management facilities, as further described by Cumru Township.
- (4) The common open space shall be planned and located as a contiguous accessible area within the development. Existing and/or proposed roads may bisect the areas designated as common open space, provided a cross walk at grade is safely designed to link the common open space areas. Planned linkages to other common open space areas, preserved lands, recreation areas and/or natural features shall be encouraged and considered as part of any subdivision or land development application.
- (5) Significant natural features shall be incorporated into the overall schematic of the design as common open space areas whenever possible.
- (6) A system for pedestrian circulation throughout the development shall be provided by utilizing sidewalks and trails.
- (7) The total land area designated to comply with the minimum open space requirements shall be comprised of areas not less than fifty (50) feet in width and shall not contain less than one (1) contiguous acre of land. In addition, there shall be at least one (1) designated common area that is contiguous within the development containing no less than twenty-five (25) percent of the required common open space.

- (E) The following provisions shall apply to the ownership and maintenance of the areas designated as common open space:
- (1) For all common open spaces, satisfactory written agreements approved by the Board of Commissioners shall be executed as a declaration of easements, covenants and restrictions in perpetuity for the preservation of the common open spaces, and shall be recorded with the Berks County Recorder of Deeds.
 - (2) The applicant or developer shall make arrangements, provisions and/or agreements to insure that the common open space shall continue to be adequately managed and maintained. The applicant or developer shall have the following options for ownership, management and maintenance of the common open space:
 - (a) Dedicate the land encompassing the common open space to a homeowners association which is comprised of all the residents of the development.
 - (b) Dedicate the land encompassing the common open space to Cumru Township, who shall have the option to accept or refuse the land offered for dedication.
 - (c) Dedicate the land encompassing the common open space to a conservation organization, as determined appropriate by the Board of Commissioners.
 - (d) Retain the ownership, management and maintenance responsibilities.
 - (3) The selected options for the ownership, management and maintenance of the land and water areas, which are designated as common open space, shall be subject to the review by the Cumru Township Solicitor and subject to the approval of the Board of Commissioners.
- (F) The provisions specified herein for common open space do not relieve the applicant of other requirements for open space and recreation, recreation impact fees, and/or other provisions specified by Cumru Township.

Section 914: Landscaping

- (A) Where zoning district or development regulations require landscaping, street trees, replacement trees, buffer yards, screening and/or planting strips, the applicant shall prepare and submit a landscaping plan in accordance with the provisions specified by this Zoning Ordinance and the Subdivision and Land Development Ordinance.
- (B) The plant materials utilized for a landscaping plan shall be selected from the approved list, as contained within the Subdivision and Land Development Ordinance.

Section 915: Temporary Structures and Uses

- (A) A temporary permit shall be issued for the authorization of temporary structures or uses necessary during construction, renovations, remediation, moving or other special circumstances of a discontinuing nature.
- (B) The time period of the initial permit shall be one (1) year, which may be renewed for one (1) year time periods up to and not exceeding two (2) years from the time the original temporary permit was issued.
- (C) The temporary structure(s) shall be removed completely within thirty (30) days of the expiration of the permit without cost to Cumru Township.

Section 916: Outdoor Storage

- (A) Outdoor storage of any type shall not be permitted unless such storage conforms to the normal functions and procedures conducted on the premises. Outdoor storage of any type that is not a normal function of the property or permitted use shall be prohibited, if such storage is considered as unsightly, malodorous, hazardous to the environment and potentially detrimental to the health and safety of the adjacent property owners. The provisions specified by the International Property Maintenance Code shall also apply.
- (B) The materials to be stored outdoors shall be enclosed by a fence and planting screen to conceal the storage facilities from the view of adjacent properties. The fence and planting screen shall be subject to the review and approval by the Cumru Township Zoning Officer.
- (C) The location of the permitted materials to be stored outside as well as any required fence enclosure shall comply with the minimum setback provisions of the zoning district in which it is located.
- (D) Any lot, land or structure, or parts thereof, used for the collection, storage, dismantling, salvage, sale, exchange and/or recycling of used and discarded materials, including, but not limited to, waste, paper, rags, glass, containers, fabric, debris, and similar material from vehicles, equipment or machinery shall be considered as a "junk yard" or "salvage yard", which as a result of being classified of such use shall conform with the provisions of Section 831 of this Zoning Ordinance. The provisions specified by the International Property Maintenance Code shall also apply.
- (E) The deposit or storage of two (2) or more unlicensed, non-inspected, abandoned, wrecked or disabled vehicles shall be deemed to be a "junk yard" or "salvage yard", which as a result of being classified of such use shall conform with the provisions of Section 831 of this Zoning Ordinance. The provisions specified by the International Property Maintenance Code shall also apply.
- (F) The storage of licensed, functional or operational equipment and vehicles utilized as part of a non-residential use within the AG, RC, HC and GI Zoning Districts shall be permitted, provided that the equipment or vehicles are not exclusively part of a junk yard or salvage yard operation in Cumru Township.
- (G) The storing or parking of automobiles for sale shall not be located within any street right-of-way and shall be located at least ten (10) feet from all other property lines.
- (H) 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.
- (I) 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 the Cumru Township Zoning Officer.
- (J) Unless otherwise specifically approved or permitted for the non-residential use, commercial outdoor sales of merchandise shall be prohibited. Commercial outdoor sales may be permitted for those non-residential uses whose merchandise are customarily displayed outdoors, provided the use has been designated on an approved land development plan or occupancy permit.

Section 917: Prohibited Uses

- (A) 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.
- (B) No building, structure, land, watercourses, or parts thereof within Cumru Township shall be used or occupied, erected, constructed, assembled, moved, enlarged, reconstructed or structurally altered unless in conformity with the provisions of this Zoning Ordinance.

Section 918: Hazardous Conditions and Areas

- (A) Within Cumru Township, certain land and/or water areas may be considered hazardous in terms of their condition or potential use. These hazardous areas may include: mine holes; quarries; sinkholes; waterways; caves; areas of naturally occurring physical features; areas of naturally occurring minerals or chemicals; areas containing hazardous, contaminated or toxic waste; solid waste disposal facilities; wastewater treatment facilities; and/or other areas considered hazardous by the Cumru Township Zoning Officer or other professional consultants appointed by Cumru Township. Based upon their presence, these hazardous areas could endanger the public health, safety or welfare by presenting potential hazards to life, health or property.
- (B) Where hazardous areas have been identified by the appropriate local, county, state or federal agency, the following provisions shall apply:
 - (1) No occupied building, well or sewage disposal system shall be located within five hundred (500) feet of an identified hazardous area, except as noted within this section of the Zoning Ordinance.
 - (2) An occupied building, well or sewage disposal system may be located within five hundred (500) feet of an identified hazardous area, provided that a sufficient number of excavations, borings, soil probes and/or groundwater tests have been conducted within the area to determine that the soil, geology and/or groundwater conditions are not considered hazardous to the occupant(s). The accuracy of all test results and/or conclusions shall be certified by a qualified professional, as determined to have the appropriate qualification and credentials by Cumru Township. All wells located within five hundred (500) feet of the hazardous area shall be re-tested every two (2) years by a certified laboratory to determine if the water is potable. All costs incurred for the sampling and laboratory analysis shall be incurred by the landowner.
- (C) The hazardous areas shall continue to be considered as a hazardous area until the Board of Commissioners determine that the hazards have been sufficiently mitigated or adequate safeguards against such hazards have been provided, as recommended, approved or permitted by the appropriate local, county, state or federal agencies.

Section 919: Exterior Lighting

- (A) This section sets forth minimum criteria for the installation, use and maintenance of exterior lighting, the purposes of which are to require lighting in outdoor public places where safety and security are concerns; protect drivers and pedestrians on nearby streets from glare from non-vehicular light sources that shine directly into their eyes and thereby impair safe travel; shield neighboring properties from glare resulting from excessive light sources and from nonexistent or improperly directed or shielded light sources; limit the height of light standards to preclude or lessen light pollution; and promote efficient design and operation with regard to energy conservation.
- (B) Lighting facilities shall be required for all off-street parking areas and off-street loading areas and for all driveways providing ingress and egress thereto and for all subdivisions and/or land developments for business, commercial, retail, personal service, industrial, multi-family, recreational, institutional and public uses, and for all construction or reconstruction or improvement of any such use for which land development approval is not required. In the approval of any subdivision or land development plan, Cumru Township shall have the authority to require lighting to be incorporated for other uses or locations where in their reasonable discretion such lighting is warranted. In addition, the provisions of this section shall apply to signs, architectural lighting, and landscape lighting.
- (C) Where required by Cumru Township to demonstrate compliance with the provisions of this Zoning Ordinance, a lighting plan shall be prepared and submitted in accordance with the following criteria:
 - (1) A lighting plan shall be submitted for review and approval for all applications and uses, which require exterior lighting.
 - (2) The lighting plan shall include a schematic layout of all proposed exterior fixture locations, footcandle data, and a plat demonstrating intensities and uniformities within the limitations established within this Zoning Ordinance, as well as the manufacturer's description of the equipment (catalog cuts), glare control devices, lamps, mounting heights and means, proposed hours of operation of the lighting, and maintenance schedule. Illumination intensities shall be plotted on a ten-foot-by-ten-foot grid.

- (3) The applicant shall submit a visual impact photometric plan that demonstrates both light coverage and light spillage resulting from the proposed lighting plan and the provision for adequate measures to mitigate nuisance from light pollution and disabling glare, both on the use or development site and on adjacent properties.
- (D) The lighting plan shall be prepared to comply with the provisions specified within the Cumru Township Subdivision and Land Development Ordinance.

Section 920: Swimming Pools and Therapeutic Spas

- (A) Private non-commercial swimming pools, which are designed to contain a water depth of twenty-four (24) inches or more, that are utilized for the purpose of swimming and bathing shall comply with the following standards and specifications:
- (1) The pool shall be considered as an impervious surface and applied to the maximum impervious surface ratio permitted on the lot for which it is located.
 - (2) The swimming pool, filters, pumps and other mechanical or structural equipment shall only be permitted within the side yard or rear yard of a lot, and shall comply with the following setback requirements:
 - (a) Swimming pools shall be located a minimum of ten (10) feet from the side lot line and rear lot line for properties located within the MR, HR and LC Zoning Districts.
 - (b) Swimming pools located within the AG, RC, LR, HC, OC and GI Districts shall comply with the side yard and rear yard setback requirements.
 - (3) Any flood lighting or other illumination used in conjunction with the swimming pool shall be shielded and directed away from adjacent property owners.
 - (4) The swimming pool shall be enclosed by a secured fence or barrier and shall be equipped with a self-latching gate, which shall comply with the specifications of the appropriate building codes of Cumru Township.
 - (5) All swimming pools shall comply with the appropriate provisions for permits, construction, plumbing, sanitation, inspection, operation and maintenance, which are further defined and outlined by Cumru Township
 - (6) The pool shall be used or intended to be used in connection with a residential use and available only to the family of the householder and their private guests.
- (B) Public, community or commercial swimming pools, which are designed to contain a water depth of twenty-four (24) inches or more, shall be considered an active or commercial recreation use, which shall comply with the provisions of Section 844 (Recreational Uses) of this Zoning Ordinance.
- (C) Therapeutic spas or hot tubs, which are designed to contain a water depth of twenty-four (24) inches or more shall comply with the following shall comply with the following standards and specifications:
- (1) The therapeutic spa or hot tub, including the filters, pumps and other mechanical or structural equipment shall comply with the following setback requirements:
 - (a) Therapeutic spas or hot tubs shall be located a minimum of five (5) from the side lot line and rear lot line for properties located within the HR Zoning District.
 - (b) Therapeutic spas or hot tubs shall be located a minimum of ten (10) feet from the side lot line and rear lot line for properties located within the MR and LC Zoning Districts.

- (c) Therapeutic spas or hot tubs located within the AG, RC, LR, HC, OC and GI Zoning Districts shall comply with the setback requirements of the zoning district to which use and the accessory therapeutic spa and hot tub is located.
 - (2) Any flood lighting or other illumination used in conjunction with the pool shall be shielded and directed away from adjacent property owners.
 - (3) The therapeutic spa or hot tub shall be completely enclosed by a cover in accordance with the manufacturer's specifications of the manufacturer and the codes established by Cumru Township.
 - (4) The therapeutic spa or hot tub shall be used in connection with a permitted residential use and shall be available only to the family of the householder and their private guests.
- (D) In addition to these provisions, the requirements for permits, construction, plumbing, sanitation, inspection, operation and maintenance, which are further regulated under the codes adopted by Cumru Township.

Section 921: Renewable Energy Systems

- (A) Renewable energy systems, as further defined under Article 2 of this Zoning Ordinance shall be permitted within all zoning districts by right as accessory structures, subject to the following provisions:
- (1) All developments and/or structures shall be oriented to the fullest extent possible to maximize the use of passive and/or active solar applications, as would be appropriate for the site.
 - (2) The renewable energy system may be utilized as a primary or alternative energy supply source, which provides service to a permitted use on the same lot.
 - (3) The maximum height of any renewable energy system shall be fifty (50) feet, which shall be measured from the average elevation of the ground or finished grade to the highest point of the renewable energy system.
 - (4) All equipment, devices and structural components for the renewable energy system shall be located a minimum distance in a manner that cannot fall onto an adjoining neighboring. The minimum separation distance from any property line shall be at least one hundred and ten (110) percent of the maximum height of the renewable energy system.
 - (5) Unless otherwise specified, the renewable energy system shall be located, installed and maintained in accordance with the specifications of the manufacturer. Further, the renewable energy system shall comply with all pertinent building and energy codes.
 - (6) After the effective date of this Zoning Ordinance, no one shall block, interfere or disrupt the functional operation of an existing renewable energy resource, including: erecting a building or other structure; planting a tree, shrub or other flora; disrupting the quantity or quality or surface water or groundwater; and blocking solar or wind resources.
- (B) To obtain renewable energy resource protection, the renewable energy system shall file a statement with the Zoning Officer that the landowner of the renewable energy resource system has been installed. At such time, the landowner shall also obtain the appropriate permits from the agencies with jurisdiction in order to locate his renewable energy resource system on his property and to obtain maximum protection from future lawful buildings or structures located on adjoining properties. In addition, the owner shall document the land and airspace, which must remain open to assure adequate solar access, water and/or wind to his renewable energy system.

Section 922: Filling, Excavating and Grading

- (A) All construction and site improvement activities, which require the moving of earth or the filling or excavating of an area exceeding 5,000 square feet shall submit a plan to Cumru Township showing site grading and erosion control measures in accordance with the Cumru Township and the Berks County Conservation District.
- (B) The existing grade of an area shall not be increased so that unstable slopes are created.
- (C) The surface area of any yard adjacent to a building or structure shall be graded so that the surface water will be drained away from such structure as per code requirements.
- (D) Topsoil shall not be stripped from any site within Cumru Township unless it is directly affiliated with the subdivision and/or development of land. Unless permitted by Cumru Township, topsoil shall not be removed from any site.
- (E) The on-site burial of trees, stumps or construction materials is prohibited in the MR, HR and LC Zoning Districts. Trees and stumps may be chipped or reduced in size to be removed from the site.

Section 923: Blasting and Detonation Requirements

- (A) All general blasting and/or detonation operations shall conform with the regulations enforced by the applicable agencies of the Commonwealth of Pennsylvania and the federal government.
- (B) Blasting and/or detonation operations for any purposes shall comply with all local, state and federal laws.
- (C) The storage of explosives shall be in accordance with all pertinent local, state and federal laws.
- (D) Written notice of all blasting and/or detonation operations shall be given at least twenty-four (24) hours prior to the commencement of blasting and/or detonation to the Cumru Township Zoning Officer and to the occupants of all properties within a radius of one thousand (1,000) feet of the location of the blasting and/or detonation. In addition, notice shall be given to the local fire department and police department.
- (E) All blasting and/or detonation operations shall be conducted by a qualified licensed contractor. A copy of the license and certificate of insurance shall be provided to Cumru Township at least twenty-four (24) hours prior to the commencement of blasting.

Section 924: Mailboxes

- (A) Unless otherwise prohibited by local, state or federal requirements, private or community mailboxes may be permitted within the street right-of-way.
- (B) The landowner shall be responsible for the ownership and maintenance responsibilities of a private mailbox.
- (C) The landowner, homeowners association or other designated entity shall responsible for the ownership and maintenance responsibilities of a community mailbox.
- (D) All private and community mailboxes shall be located, designed, constructed and erected to comply with all postal and federal government requirements.
- (E) Cumru Township shall not be responsible for any damage made to a private or community mailbox as a result of regular maintenance duties and/or road projects.

Section 925: Domestic Pets and Non-Farm Animals

- (A) Domestic pets and non-farm animals may be raised and kept provided they are not prohibited by local, state or federal laws.
- (B) Domestic pets and non-farm animals shall be raised, kept, maintained and bred in accordance with the minimum guidelines specified by the Humane Society of Berks County, the Animal Rescue League of Berks County, or other agency having jurisdiction.
- (C) Domestic pets and non-farm animals shall not be kept or raised to create adverse problems associated with the health, safety and general welfare of residents and landowners within Cumru Township.
- (D) The provisions for private kennels are further specified under Section 832.1 of this Zoning Ordinance.
- (E) The provisions for commercial kennels are further specified under Section 832.2 of this Zoning Ordinance.