

ORDINANCE NO. 792

AN ORDINANCE OF THE TOWNSHIP OF CUMRU, BERKS COUNTY, PENNSYLVANIA, AMENDING THE CUMRU TOWNSHIP ZONING ORDINANCE OF 2009 TO: (A) REMOVE CERTAIN ADDITIONAL USES PERMITTED AS OF RIGHT IN THE MIXED-USE AND GENERAL COMMERCIAL ZONING DISTRICT; (B) INCREASE THE MINIMUM WIDTH OF DRIVEWAYS AND DRIVE AISLES; (C) REVISE THE DEFINITIONS OF “PLACES OF WORSHIP” AND “RELIGIOUS USE”; (D) INCLUDE A DEFINITION FOR “RETREAT CENTER” AND REGULATIONS RELATED THERETO; (E) INCLUDE EXPANDED REGULATIONS WITH RESPECT TO “RENEWABLE ENERGY SYSTEMS” AS DEFINED IN SECTION 202 OF THE ZONING ORDINANCE, AND AS REGULATED BY OTHER SECTIONS OF THE ZONING ORDINANCE; (F) TO INCLUDE PROVISIONS RELATED TO SHORT-TERM RENTALS; (G) TO INCLUDE PROVISIONS RELATED TO AGRITOURISM AND AGRITAINMENT; AND (H) TO INCLUDE PROVISIONS SUPPLEMENTARY TO THE FOREGOING.

WHEREAS, in 2021, the Board of Commissioners of the Township of Cumru (the “Board”) amended the Cumru Township Zoning Ordinance of 2009, as heretofore amended (the “Ordinance”), by enacting Ordinance Number 770, which created a Mixed-Use and General Commercial Zoning District (“MUGC District”), and included certain permitted uses within the MUGC District; and

WHEREAS, in 2023, the Board further amended the Ordinance by enacting Ordinance Number 781, which served, among other things, to add two new permitted uses within the MUGC District; and

WHEREAS, now, the Board desires to further amend the Ordinance to remove the permitted uses added to the MUGC District by enactment of Ordinance 781; and

WHEREAS, the Board also desires to amend the Ordinance to revise the definitions of “Places of Worship” and “Religious Use” as defined in Section 202 of the Ordinance and include specific provisions for Retreat Centers; and

WHEREAS, the Board also desires to amend the Ordinance to include expanded regulations with respect to “Renewable Energy Systems,” as defined in Section 202 of the Ordinance, and as regulated by other sections of the Ordinance; and

WHEREAS, the Board also desires to amend the Ordinance to increase the minimum width of driveways and drive aisles from twenty-four (24) feet to twenty-six (26) feet; and

WHEREAS, the Board also desires to amend the Ordinance to include provisions with respect to short-term rentals; and

WHEREAS, the Board also desires to amend the Ordinance to include provisions for “agritainment”; and

WHEREAS, the Board also desires to amend the Ordinance to include provisions that are supplementary to the aforementioned revisions.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED and it is hereby adopted, enacted and ordained by the Board of Commissioners of Cumru Township, Berks County, Pennsylvania ("Township"), as follows:

1. The Ordinance is hereby amended to REMOVE Sections 411(B)(16) and (17) from the Ordinance which previously stated as follows:

Section 411: Mixed-Use and General Commercial (MUGC) Zoning District

(B) Uses by Right: The following principal uses and their accessory uses are permitted within the MUGC Zoning District, provided that the use is approved by the Zoning Officer and complies with all supplemental development and design requirements specified by this Ordinance and the other Ordinances and Resolutions of the Township.

(16) Warehouse and Freight Terminal Uses, in accordance with Section 854, except as may be amended hereby;

(17) Wholesale and Distribution Uses, in accordance with Section 855, except as may be amended hereby.

2. The Ordinance is hereby amended to revise the Matrix Chart MUGC provided for at Section 411(D), as previously amended, to remove, in their entirety, the rows from the Matrix Chart MUGC that correspond with the uses listed in Paragraph 1, above, including "Warehousing and Freight" and "Wholesale and Distribution." An Amended Matrix Chart MUGC is attached hereto.

3. Section 1005(A)(2) of the Ordinance is hereby amended in its entirety and shall now read as follows:

All driveways serving residential or non-residential uses shall be located, constructed, and maintained in accordance with the provisions specified by Cumru Township. All driveways shall be designed in accordance with the driveway specifications provided with the Cumru Township Subdivision and Land Development Ordinance.

4. Section 1004(J)(1) of the Ordinance is hereby amended in its entirety and shall now read as follows:

Where the angles of the parking spaces are at ninety (90) degrees, the width of the aisle shall be a minimum of twenty-six (26) feet in width and may accommodate two (2) way travel.

5. Section 1006(A)(3)(b) of the Ordinance is hereby amended in its entirety and shall now read as follows:

For two (2) way travel providing a point of ingress and egress, the minimum width shall be twenty-six (26) feet and the maximum width shall be thirty-six (36) feet.

6. Section 202 of the Ordinance is hereby amended as follows:

- a. To remove, in its entirety, the definition of "Places of Worship;" and
- b. To revise the definition of "Religious Use" so that it shall now read in its entirety as follows:

Places of worship and/or land areas occupied by buildings, churches, synagogues, monasteries, seminaries, convents, shrines, cemeteries, and other similar non-profit facilities, excluding retreat centers, as further defined under Section 841 of this Zoning Ordinance which are primarily used for religious or spiritual purposes.

7. Pursuant to Paragraph 6, above, the entirety of the Ordinance, including each and every section thereof and Matrix Chart contained therein, is hereby amended to remove, delete and exclude "Places of Worship" as any type of land use.

8. Section 202 of the Ordinance is hereby amended so that the definition of "Renewable Energy System" is defined as follows:

Equipment and devices utilized to store, convert, process and/or transmit a natural source of energy (solar, wind, rain, surface water, ground water, geothermal and other similar sources) into a primary or alternative energy supply source, which provides service to a permitted use on an approved lot, or produces and transmits electric power into a community, private, and/or public electrical grid system serving multiple users.

9. The following definitions shall be added to Section 202 of the Ordinance:

Solar Energy System - An area of land or other area for a solar collection system used to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power for on-site or off-site use. Solar Energy Systems consist of one (1) or more free-standing ground, or roof mounted solar collector devices, solar related equipment and other accessory structures and buildings, including light reflectors, concentrators and heat exchangers, substations, electrical infrastructure, transmission lines or other appurtenant structures. A solar energy system is considered renewable energy system. In some cases, a solar energy system will also be considered a community, private, or public utility.

Commercial Solar Energy System – A solar energy system that serves as the principal use of any parcel, lot, or property, and provides power primarily for off-site use by multiple users. A commercial solar energy system is considered a community, private, or public utility.

Accessory Solar Energy System – A solar energy system that serves as an accessory use and is clearly subordinate to a principal use located on the same property, and provides power primarily for on-site use.

Wind Energy System - An area of land or other area used for a system that employs various types of equipment and structures to convert wind energy into electrical power for on-site or off-site use. Wind Energy Systems consist of one (1) or more free-standing ground, or building mounted windmills, wind turbines, and other accessory structures and buildings, including, substations, electrical infrastructure, transmission lines or other appurtenant structures. A wind energy system is considered renewable energy system. In some cases, a wind energy system will also be considered a community, private, or public utility.

Commercial Wind Energy System – A wind energy system that serves as the principal use of any parcel, lot, or property, and provides power primarily for off-site use by multiple users. A commercial solar energy system is considered a community, private, or public utility.

Accessory Wind Energy System – A wind energy system that serves as an accessory use and is clearly subordinate to a principal use located on the same property, and provides power primarily for on-site use.

10. Section 202 of the Ordinance is hereby amended to include “Retreat Center,” which shall be defined as follows:

“Retreat Center” – a facility operated by a religious, institutional, or nonprofit organization that is used for educational or religious educational or religious purposes, or comparable meetings, conferences and seminars, and which includes lodging, meals, and recreation for participants during such events.

11. Section 718 shall be added to the Ordinance, as follows:

Section 718: Retreat Center

- (A) Retreat Centers, as defined under Article 2 of this Zoning Ordinance, are permitted by Special Exception in the RC or AG Zoning Districts.
- (B) Retreat Centers shall be designed in accordance with the following requirements:

1. Minimum lot area: 10 acres.
2. Maximum lot coverage: 20%
3. All buildings and recreation facilities associated with the Retreat Center shall be located at least 50 feet from all property lines.
4. The maximum number of guests at a Retreat Center shall be 4 guests per every 1 acre of the property.
5. One (1) off-street parking space shall be provided per employee computed on the basis of the estimated maximum number of employees that could be present at any given time, plus one (1) off-street parking space for every two (2) guests at the Retreat Center.
6. All water and sewer facilities shall be subject to the review and approval of Cumru Township, the Cumru Township Municipal Authority and the Pennsylvania Department of Environmental Protection.

12. Section 921 of the Ordinance is hereby amended to include a section (C), which shall state, in its entirety, as follows:

Any renewable energy system that is not clearly accessory to an existing or proposed principal use will be considered a community utility, private utility, or public utility. Any renewable energy system that is determined to be a community utility will be subject to the requirements of Section 852.1. Any renewable energy system that is determined to be a private utility will be subject to the requirements of Section 852.2. Any renewable energy system that is determined to be a public utility will be subject to the requirements of Section 852.3.

13. Section 921(A)(6) of the Ordinance is hereby deleted in its entirety.

14. Section 852.1 of the Ordinance is hereby amended to include sections (C) and (D), which shall state, in their entirety, as follows:

- (C) Any community utility proposed to serve multiple existing uses, will be considered a private utility and thereby subject to the requirements of Section 852.2.
- (D) With the exceptions of the GI Zoning District location restriction (Section 852.2:(A)), the requirement of special exception approval (Section 852.2:(A)), and the minimum lot size requirement of 25 acres (Section 852.2:(A)(1)), all

of the requirements provided in under Section 852.2 shall apply to all community utility uses, in addition to those outlined in outlined in Section 852.1. In any such cases, the phrase "public utility" shall be interpreted to mean "community utility."

15. Section 852.2(A) of the Ordinance is hereby amended to include a section (18), which shall state, in its entirety, as follows:

- (A) A private utility system, and all materials, structures, and accessory equipment installed with that system, that has not been in use for commercial generation purposes for six (6) months, shall be removed completely within ninety (90) days of the issuance of an enforcement action. The Township may require evidence of energy production upon request. Upon removal, the site shall be cleaned, restored and re-vegetated to blend with the existing surrounding vegetation, and to prevent soil erosion and down gradient sedimentation. A private utility system owner shall post a bond or other financial security in a form acceptable to the Township at the time of zoning approval to cover the cost of equipment removal and site restoration. Said bond or other financial security shall be increased every five (5) years at the amount ten percent (10%) from the previous bond amount. Any and all additional or unanticipated costs of the system removal, including the full cost in the event the bond has expired or is insufficient, shall be the responsibility of the owner of the private utility system.
- (B) The landowner and/or applicant shall provide a copy of the project summary and site plan to local emergency services including fire companies and ambulance services providing services in Cumru Township and the Township Emergency Services Coordinator. Upon request, the landowner and/or applicant shall cooperate with emergency services to develop and coordinate implementation of an emergency response plan for the private utility system.
- (C) In the event that the proposed system is to connect to an existing electric power grid, the applicant shall provide written verification satisfactory to the Township that the utility company responsible for the grid to which the system is to be connected has been informed and approved the connection to their system.

16. Section 852.3 of the Ordinance is hereby amended to include sections (C) and (D) which shall state, in their entirety, as follows:

- (C) A commercial energy system (e.g. Commercial Solar Energy System and Commercial Wind Energy System) that is not designated as a public utility by the Pennsylvania Public Utility Commission, shall be considered a private utility and thereby subject to the requirements of Section 852.2.
- (D) In the event that a commercial energy system (e.g. Commercial Solar Energy System and Commercial Wind Energy System) is designated as a public utility by the Pennsylvania Public Utility Commission, but not entirely exempt from municipal zoning requirements, then the requirements of 852.2 should apply to the proposed public utility use, in addition to those outlined in Section 852.3, as deemed legally applicable.

17. Section 202 of the Ordinance is hereby amended to include “Short-Term Rental,” which shall be defined as follows:

“Short-Term Rental” – Any dwelling unit that is rented or leased, in whole or in part, for a period of not less than ten (10) consecutive days but not more than ninety (90) consecutive days during which the owner or manager is not present on a full-time basis in exchange for rent or compensation of any kind.

18. A Section 719 shall be added to the Ordinance, as follows:

Section 719: Short-Term Rental

- (A) Short-Term Rentals, as defined under Article 2 of this Zoning Ordinance, are permitted by special exception in the RC, AG, LR and MR Zoning Districts.
- (B) A special exception must be obtained whether the short-term rental use is a principal use or an accessory use.
- (C) The short-term rental shall be located on a conforming lot that meets the minimum lot area requirements of the underlying zoning district or overlay district on which it is located.
- (D) The short-term rental shall comply with the dimensional, height and coverage requirements of the zoning district on which it is located.
- (E) Contact Person.
 - 1. Each owner of a short-term rental shall designate a person, property manager or agent as a contact

person who has access and authority to assume management of the short-term rental and take remedial measures. The contact person must be accessible by telephone 24 hours a day and must be able and willing to come to and be present at the short-term rental within two (2) hours following notification to address any issue that is not capable of being addressed by telephone, and be able to act as legal agent for the owner. An owner of a short-term rental may designate himself/herself as the contact person. The contact person shall respond to Township officials within one (1) hour after being notified by the Township official of the existence of a violation of this chapter or any disturbance requiring immediate remedy or abatement. If the contact person is not the owner, the contact person shall immediately advise the owner of any notification of a violation.

(F) Operational Standards and Conditions. All short-term rentals are subject to the following standards:

1. The number of overnight occupants shall not exceed two (2) persons per bedroom. Infants (under two [2] years of age) shall not count towards the limit of overnight occupants.
2. The maximum number of day guests allowed at any one time shall not exceed the maximum overnight occupancy of the short-term rental, increased by 75%. By way of example only, if there are two (2) bedrooms, and there are two (2) overnight guests per bedroom, then the number of day guests shall not exceed seven (7).
3. The number of bedrooms permitted for a short-term rental shall not exceed the number of bedrooms approved for the dwelling unit on the sewage permit issued for such property. Where there is no sewage permit on record, the short-term rental shall be limited to two (2) bedrooms unless proof is provided to the Township Sewage Enforcement Officer, in the Township Sewage Enforcement Officer's sole discretion, that the sewage disposal system is adequate to handle additional flows. Any short-term rental advertising more than five (5) bedrooms shall provide proof that the sewage

disposal system is adequate to handle such flows by having the system approved by the Township Sewage Enforcement Officer. If a sewage disposal system malfunction occurs, the use of the dwelling unit as a short-term rental shall be discontinued until such malfunction is corrected in accordance with the Township and DEP requirements.

4. In no instance shall the existing number of bedrooms be increased without proper Township (and DEP if required) approval being obtained.
5. A short-term rental shall also have at least one other habitable room containing a minimum of 120 square feet.
6. A minimum of one (1) off-street parking space per bedroom shall be provided for each short-term rental.
7. The owner shall use best efforts to ensure that the occupants or guests of the short-term rental do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this chapter or any Township ordinance or state law pertaining to noise or disorderly conduct by responding when notified that occupants are violating laws regarding their occupancy. It is not intended that the owner, local agent, or contact person act as an enforcement officer or place himself or herself in harm's way.
8. A short-term rental shall comply with all applicable building codes and shall have the requisite number of functioning smoke and/or fire detectors, fire extinguishers, carbon monoxide monitors and other safety devices required under the applicable codes.
9. The Zoning Hearing Board shall have the authority to impose additional standards applicable to short-term rentals as necessary to achieve the objectives of this section.
10. Overnight occupancy of recreational vehicles, camper trailers and tents at the property where the short-term rental is located shall not be allowed. Outdoor overnight sleeping of occupants shall be prohibited.

11. All short-term rentals shall be subject to inspection by any authorized Township representative to verify operating requirements or if there is reason to believe that any provision of this chapter is being violated.

19. Section 202 of the Ordinance is hereby amended to include "Agritainment/Agritourism," which shall be defined as follows:

"Agritainment" – an accessory use to a single-family dwelling or agricultural operation which includes the rental of facilities, located on the same property of said single-family dwelling or agricultural operation, for purposes of weddings, family gatherings, reunions, or other similar events.

"Agritourism" – an accessory use that consists of an enterprise that shall be considered any activity conducted on and accessory to an existing and operational agricultural operation and offered to the public or to invited groups for the purpose of recreation, education, or active involvement in the farm operation. These activities must be directly related to agricultural or natural resources and incidental to the primary operation of the agricultural operation or natural resource activities.

20. A Section 720 shall be added to the Ordinance, as follows:

Section 720: Agritainment/Agritourism

- (A) Agritainment/agritourism uses, as defined under Article 2 of this Zoning Ordinance, are permitted by special exception in the RC and AG Zoning Districts.
- (B) Agritainment uses are subject to the following additional requirements:
 1. The use shall be accessory to an owner-occupied single-family dwelling or agricultural operation, and the use shall be owned and operated by the residential dwelling or agricultural operation owner(s).
 2. The use shall require a minimum lot of 10 acres, and no portion of any event taking place on the lot shall take place within 50 feet of the boundaries of the lot.
 3. Events may be conducted in buildings on the lot and in the outdoor areas of the lot, and the owner and/or a designated representative shall be present at all times during any event.

4. Any event that shall host more than 100 people at any one time must also comply with Ordinance No. 713 regarding Public Gatherings.
 5. Catered food, drinks (including beer and wine), and related event services may be provided. Alcoholic beverages shall not be permitted outside of the venue and all federal, state and local laws shall be complied with by the owner and any providers in connection with such services.
 6. Lighting, sound and music equipment may be provided at the venue, provided that no sound or artificial light shall be permitted to leave the boundaries of the lot.
 7. Off-street parking shall be provided for patrons of the event, and no parking by patrons shall be permitted on any public road. The owner shall ensure that ingress and egress during an event does not cause congestion on any public road.
 8. The owner shall be responsible to provide sanitation facilities and sewage disposal facilities at the event commensurate with the number of patrons attending and in accordance with all Township and DEP regulations and requirements.
 9. The operation of the use shall comply with federal, state and local laws at all times.
- (C) Agritourism uses are subject to the following additional requirements:
1. The use shall require a minimum lot of 10 acres.
 2. Off-street parking shall be provided for patrons of the event, and no parking by patrons shall be permitted on any public road. The owner shall ensure that ingress and egress during an event does not cause congestion on any public road.
 3. The following activities, or activities that the applicant proves are closely similar, shall be permitted as an agritourism enterprise:
 - i. Farmers Markets;
 - ii. "U-pick" operations (i.e. fruit and vegetable

picking activities);

- iii. Dairy, ice cream and bakery retail facilities;
- iv. Wineries, winery tours and tasting rooms;
- v. Local farm products retail operations (including crafts, food products, garden and nursery products, and clothing products made from the wool of animals raised on the farm use, etc.);
- vi. Corn mazes (with educational/interpretation components);
- vii. Farm-related interpretive facilities and exhibits;
- viii. Agriculturally-related educational and learning experiences;
- ix. Agriculturally-related special events, agricultural fairs and festivals;
- x. On-site farm, garden, greenhouse and nursery tours;
- xi. Walking and bicycle tours and trails;
- xii. Horseback/pony rides, petting zoos and other animal exhibits; and/or
- xiii. Cutting your own Christmas tree.

4. The following activities shall be prohibited:

- i. Restaurants, taverns, breweries or micro-breweries;
- ii. Flea markets;
- iii. Any other use that is not agriculturally related, or is not related to the natural resources that are present on the property, or is deemed not to be incidental to the agricultural operation on the property, or is otherwise deemed to be too intense for the Zoning District whereby the intent of the Zoning District will not be preserved.

- (D) It shall be the responsibility of the applicant and/or landowner to prove compliance with these regulations at the time of application for a zoning permit.
- (E) Agritourism enterprises must be incidental to and directly supportive of the agricultural use of the property and will not have significant impacts on the agricultural viability or rural character of neighboring properties.
- (F) An agritourism enterprise shall be conducted by a resident or owner of the property and/or his/her immediate relatives. Up to ten (10) unrelated full-time employees may be employed by the owner or immediate relatives. Additional part-time employees or volunteers may be permitted for special events, fairs or festivals.
- (G) At least 50% of the products for display and sale shall be grown, prepared, or produced on the subject property.
- (H) The applicant shall identify the anticipated hours of operation for the agritourism enterprise. In no case shall the agritourism enterprise generate noxious odors, noise or glare beyond amounts that are typically generated by agricultural operations. Agritourism enterprises shall not routinely occur in a manner that generates traffic or noise heard by neighbors between the hours of 9:00 p.m. and 7:00 a.m. This shall not include commercial retail sale of agricultural products that are regulated under laws of the Commonwealth.
- (I) Off-street parking facilities shall be provided in general conformance with all applicable requirements of Zoning Ordinance Section 1004. While a paved or gravel parking surface may not be warranted, all parking surfaces must be maintained in a mud-free condition at all times and must be clearly designated and delineated if not paved. All proposed parking facilities are subject to review and approval of the Zoning Officer in conjunction with the zoning/special exception process.
- (J) All signage advertising the agritourism enterprise shall comply with the Township Zoning Ordinance.
- (K) The reuse of an existing barn or other existing buildings shall be given priority over the construction of a new

building(s). If a new building is proposed, any land development plan shall be in accordance with the regulations of the Township Subdivision and Land Development Ordinance. The total of all building floor areas utilized for an agritourism use after the adoption of this Ordinance shall not exceed 5% of the total lot area. All structures shall be subject to the requirements of the Pennsylvania Uniform Construction Code.

- (L) All food and beverages sold for consumption on site shall comply with federal, state and local regulations. Food and beverages should be limited to only those value-added products that are produced from or grown on the farm unless they are secondary and incidental to the primary agricultural use on the property. In all cases, the use of locally grown or produced food and/or beverages is encouraged.
- (M) Applicant must provide evidence that sufficient sewage disposal facilities will be provided in accordance with all applicable DEP regulations.
- (N) Applicant shall provide evidence that all other applicable state and federal permits for operation of an agritourism enterprise have been obtained.
- (O) There shall be no outside display, sales, or storage permitted within 50 feet along all public rights-of-way, unless this activity is fully screened with either opaque wood fencing, and/or dense landscaping. This shall not be interpreted to prohibit outside sales or display of products during a permitted special event, agricultural fair or festival.
- (P) This subsection shall not regulate agricultural uses that are permitted under other provisions of this Ordinance or laws of the Commonwealth.
- (Q) This subsection shall be reviewed, from time to time, by the Township Zoning Officer to ensure consistency with evolving laws and agricultural practices.

21. A Section 721 shall be added to the Ordinance, as follows:

Section 721: Commercial Solar Energy Systems

- (A) Commercial Solar Energy Systems, as defined under Article

2 of this Zoning Ordinance, will be considered a community utility, private utility, or public utility, and therefore, subject to the requirements of Sections 852.1, 852.2, or 852.3, respectively, as applicable

- (B) All Commercial Solar Energy Systems installed, operated and/or modified within the Township after the effective date of this Ordinance shall comply with the following provisions, as applicable:
1. The design, installation, operation and maintenance of Commercial Solar Energy Systems shall conform to applicable construction, electrical and safety industry standards, including, but not limited to, the National Electrical Code, the Pennsylvania Uniform Construction Code, Act 45 of 1999, as amended, and its accompanying regulations, and the Public Utility Commission's interconnection rules and regulations.
 2. All on-site electrical distribution lines shall be placed underground, to the extent possible.
 3. No part of a Ground-Mounted Commercial Solar Energy System or its support structures shall exceed a height of twenty (20) feet.
 4. The area of any Ground-Mounted Commercial Solar Energy System shall be considered lot coverage. The area of lot coverage attributable to a Commercial Solar Energy System shall be measured as the entire area of the system (e.g., width x length) in a horizontal plane projected vertically upon the ground. Such coverage may be less than the actual surface area of the system due to slanted or angled installation.
 5. Ground-Mounted Commercial Solar Energy Systems shall not be placed within any legal easement or right-of-way location, or be placed within any stormwater conveyance system, or in any other manner that would alter or impede stormwater runoff from collecting in a constructed stormwater conveyance system.
 6. All mechanical equipment of Commercial Solar Energy Systems, including any structure for batteries or storage cells, shall be completely enclosed by a minimum eight (8) foot high fence with a self-locking gate, and provided with screening provisions of the Code of Ordinances of the

Township of Cumru.

7. A clearly visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and substations. No display advertising shall be permitted except for reasonable identification of the manufacturer of the system.
8. Commercial Solar Energy Systems shall be located on a lot or parcel in a manner that avoids directing concentrated solar radiation or glare onto any adjacent property or public way.

22. A Section 722 shall be added to the Ordinance, as follows:

Section 722: Accessory Solar Energy Systems

- (A) All Accessory Solar Energy Systems installed, operated and/or modified within the Township after the effective date of this Ordinance shall comply with the following provisions, as applicable:
1. The design, installation, operation and maintenance of Accessory Solar Energy Systems shall conform to applicable construction, electrical and safety industry standards, including, but not limited to, the National Electrical Code, the Pennsylvania Uniform Construction Code, Act 45 of 1999, as amended, and its accompanying regulations, and the Public Utility Commission's interconnection rules and regulations.
 2. Accessory Solar Energy Systems shall comply with the setback regulations of the underlying Zoning District.
 3. The area of any Ground-Mounted Accessory Solar Energy System shall be considered lot coverage as established by the underlying Zoning District and as regulated by the Cumru Township Stormwater Management Ordinance. The area of lot coverage attributable to an Accessory Solar Energy System shall be measured as the entire area of the system (e.g., width x length) in a horizontal plane projected vertically upon the ground. Such coverage may be less than the actual surface area of the system due to slanted or angled installation.
 4. Ground-Mounted Accessory Solar Energy Systems shall not be placed within any legal easement or right-of-way

location, or be placed within any stormwater conveyance system, or in any other manner that would alter or impede stormwater runoff from collecting in a constructed stormwater conveyance system.

5. A clearly visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and substations. No display advertising shall be permitted except for reasonable identification of the manufacturer of the system.
6. Accessory Solar Energy Systems mounted on the roof or wall of any building shall be subject to the maximum height regulations of the underlying zoning district. Roof and wall mounted installations shall be permitted only upon submission by Applicant of evidence, satisfactory to the Township, from a professional engineer that the roof and/or wall is capable of holding the load of an accessory solar energy system.
7. Accessory Solar Energy Systems shall be located on a building, lot, or parcel in a manner that avoids directing concentrated solar radiation or glare onto any adjacent property or public way.
8. The landowner and/or applicant shall provide a copy of the project summary and site plan to local emergency services including fire companies and ambulance services providing services in Cumru Township and the Township Emergency Services Coordinator. Upon request, the landowner and/or applicant shall cooperate with emergency services to develop and coordinate implementation of an emergency response plan for the Accessory Solar Energy System.
9. No ground mounted Accessory Solar Energy System shall be installed between the principal building/use and the street right-of-way. In the General Industrial (GI) Zoning District, the Township, upon application for conditional use, may permit the installation of a ground mounted Accessory Solar Energy system between the principal building/use and the street right-of-way.
10. In the event that the proposed system is to connect to an existing electric power grid, the applicant shall provide written verification satisfactory to the Township that the

utility company responsible for the grid to which the system is to be connected has been informed and approved the connection to their system.

11. Ground mounted Accessory Solar Energy Systems shall not exceed a maximum height of fifteen (15) feet.
12. Height restrictions for roof mounted accessory solar energy are as follows:
 - i. On a sloped roof facing the front yard the system shall be installed at the same angle as the roof on which it is installed with a maximum distance of eighteen (18) inches from the roof. On the other sides of the roof the highest points of the system shall not exceed the highest points of the roof to which it is attached.
 - ii. On a flat roof the highest point of the system shall be permitted to extend up to six (6) feet above the roof to which it is attached and may require a screen.
13. No roof mounted accessory solar energy system shall overhang a building's roof edges and shall be set back at least three (3) feet from the roof edge.
14. Accessory Solar Energy Systems mounted on the roof or wall of any building shall be subject to the maximum height regulations of the underlying zoning district. Roof and wall mounted installations shall be permitted only upon submission by the Applicant of evidence, satisfactory to the Township, from a professional engineer that the roof and/or wall is capable of holding the load of a commercial solar energy system.
15. All exterior electrical lines connecting to the accessory solar energy system shall be buried below the surface of the ground where possible or be placed in conduit.
16. The display of advertising is prohibited except for reasonable identification of the manufacturer of the system. Appropriate safety/warning signage, including voltage information, shall be placed on all ground mounted systems.
17. Prior to the issuance of a zoning permit the Applicant shall acknowledge, in a writing satisfactory to the Township,

that the issuance of said permit for an accessory solar energy shall not and does not create in the property owner, successors and assigns, entitle or create, in the property itself:

- i. The right to remain free of shadows and/or obstructions to solar energy caused by the development of adjoining or growth of any trees or vegetation on such property; or
- ii. The right to prohibit the development or growth of any trees or vegetation on such property. Further, it is the sole responsibility of the accessory solar energy system owner to obtain any solar easement necessary to guarantee unobstructed solar access by civil agreement with adjacent property owners.
- iii. As part of their permit application, the Applicant shall submit to the Township a horizontal and vertical drawing depicting the location of the accessory system on the building or property, including property lines. Applications for roof and/or wall mounted accessory solar energy systems shall be accompanied by an engineer certification that the roof has the structural sufficiency to hold the weight of the system.

- (B) Any ground-mounted accessory solar energy system that serves a non-residential use, and generates more than 250 kilowatts (kW), or occupies an area exceeding one acre, shall be subject to the requirements of Section 852.2:(A)(18).

23. A Section 723 shall be added to the Ordinance, as follows:

Section 723: Commercial Wind Energy Systems

- (A) Commercial Wind Energy Systems. All Commercial Wind Energy Systems installed, operated and/or modified within the Township after the effective date of this Ordinance shall comply with the following provisions, as applicable:

1. The design, installation, operation and maintenance of Commercial Wind Energy Systems shall conform to applicable construction, electrical and safety industry standards, including, but not limited to National Electrical Code, the American National Standards Institute (ANSI), Underwriters Laboratories, Det Norske Veritas, Germanischer Lloyd Wind Energies, the American

Society for Testing and Materials (ASTM), or other similar certifying organizations, Pennsylvania Uniform Construction Code, Act 45 of 1999, as amended, and its accompanying regulations, the Public Utility Commission's interconnection rules and regulations, and with all other applicable fire and life safety requirements.

2. A Commercial Wind Energy System will be considered a community, private, or public utility, and therefore, subject to the requirements of Section 852.1, 852.2, or 852.3, respectively, as applicable.
3. All on-site electrical distribution lines shall be placed underground, to the extent possible.
4. When an accessory building is necessary for storage cells or related mechanical equipment, the accessory building shall not have a floor area exceeding 140 square feet and shall comply with the accessory building requirements specified within the underlying zoning district.
5. Building permit applications for Commercial Wind Energy Systems shall be accompanied by standard drawings of the wind turbine structure and stamped engineered drawings of the tower, base, footings, and/or foundation as provided by the manufacturer. Engineer's sealed drawings are required for submission for the building permit.
6. Building permit applications for Commercial Wind Energy Systems shall be accompanied by a line drawing of the electrical components, as supplied by the manufacturer, in sufficient detail to permit a determination that the manner of installation conforms to the National Electrical Code adopted by the Township.
7. For standard soil conditions (not including gravel, sand, or muck), foundations developed by the wind turbine manufacturer shall be acceptable for turbine installations of 20 kW or less and will not require project-specific soil studies. Turbine installations exceeding 20 kW may require project-specific soil studies.
8. No Commercial Wind Energy System shall be constructed, altered, or maintained so as to project above any of the imaginary airspace surfaces described in FAR

Part 77 of the FAA guidance on airspace protection.

9. No Commercial Wind Energy System shall be installed until evidence has been given that the utility company has been informed of the customer's intent to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement.
10. All signs, other than the manufacturer's or installer's identification, appropriate warning signs, or owner identification on a wind generator, tower, building, or other structure associated with a Commercial Wind Energy System visible from any public road shall be prohibited.
11. Owner/Operated contact information shall be posted conspicuously upon the equipment/facility/system so that there is clear information regarding who to contact in the case of a problem or emergency that may arise.
12. No illumination of the turbine or tower shall be permitted unless required by the FAA.
13. Any climbing foot pegs or rungs below 12 feet of a freestanding tower shall be removed to prevent unauthorized climbing. For lattice or guyed towers, sheets of metal or wood may be fastened.
14. No part of a Commercial Wind Energy system or its support structures shall exceed a height of fifty (50) feet, unless a special exception is granted to permit a height exceeding 50'. In no case shall any minimum setback be less than the tallest structure associated with the system. In the case of towers, windmills, wind turbines, or similar structures, the structure height shall be considered the vertical distance from the peak of the blade rotation path to the average ground elevation at the base of the support structure.
15. Commercial Wind Energy Systems shall not be placed within any legal easement or right-of-way location, or be placed within any stormwater conveyance system, or in any other manner that would alter or impede stormwater runoff from collecting in a constructed stormwater conveyance system.

16. All mechanical equipment for a Commercial Wind Energy System, including any structure for batteries or storage cells, shall be completely enclosed by a minimum eight (8) foot high fence with a self-locking gate, and provided with screening provisions of the Code of Ordinances of the Township of Cumru.
17. A clearly visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and substations.

24. A Section 724 shall be added to the Ordinance, as follows:

Section 724: Accessory Wind Energy Systems

- (A) Accessory Wind Energy System. All Accessory Wind Energy Systems installed, operated and/or modified within the township shall, after the effective date of this ordinance, shall comply with the following provisions, as applicable:
 1. The design, installation, operation and maintenance of Commercial Wind Energy Systems shall conform to applicable construction, electrical and safety industry standards, including, but not limited to National Electrical Code, the American National Standards Institute (ANSI), Underwriters Laboratories, Det Norske Veritas, Germanischer Lloyd Wind Energies, the American Society for Testing and Materials (ASTM), or other similar certifying organizations, Pennsylvania Uniform Construction Code, Act 45 of 1999, as amended, and its accompanying regulations, the Public Utility Commission's interconnection rules and regulations, and with all other applicable fire and life safety requirements.
 2. Accessory Wind Energy Systems shall comply with the setback regulations of the underlying Zoning District.
 3. All on-site electrical distribution lines shall be placed underground, to the extent possible.
 4. When an accessory building is necessary for storage cells or related mechanical equipment, the accessory building shall not have a floor area exceeding 140 square feet and shall comply with the accessory building requirements specified within the underlying zoning district.
 5. Building permit applications for Accessory Wind

Energy Systems shall be accompanied by standard drawings of the wind turbine structure and stamped engineered drawings of the tower, base, footings, and/or foundation as provided by the manufacturer. Engineer's sealed drawings are required for submission for the building permit.

6. Building permit applications for Accessory Wind Energy Systems shall be accompanied by a line drawing of the electrical components, as supplied by the manufacturer, in sufficient detail to permit a determination that the manner of installation conforms to the National Electrical Code adopted by the Township.
7. For standard soil conditions (not including gravel, sand, or muck), foundations developed by the wind turbine manufacturer shall be acceptable for turbine installations of 20 kW or less and will not require project-specific soil studies. Turbine installations exceeding 20 kW may require project-specific soil studies.
8. No Accessory Wind Energy System shall be constructed, altered, or maintained so as to project above any of the imaginary airspace surfaces described in FAR Part 77 of the FAA guidance on airspace protection.
9. All signs, other than the manufacturer's or installer's identification, appropriate warning signs, or owner identification on a wind generator, tower, building, or other structure associated with an Accessory Wind Energy System visible from any public road shall be prohibited.
10. Owner/Operated contact information shall be posted conspicuously upon the equipment/facility/system so that there is clear information regarding who to contact in the case of a problem or emergency that may arise.
11. No illumination of the turbine or tower shall be permitted unless required by the FAA.
12. Any climbing foot pegs or rungs below 12 feet of a freestanding tower shall be removed to prevent unauthorized climbing. For lattice or guyed towers, sheets of metal or wood may be fastened.

13. No part of an Accessory Wind Energy system or its support structures shall exceed a height of fifty (50) feet. In no case shall any minimum setback be less than the tallest structure associated with the system. In the case of towers, windmills, wind turbines, or similar structures, the structure height shall be considered the vertical distance from the peak of the blade rotation path to the average ground elevation at the base of the support structure.
14. Accessory Wind Energy Systems shall not be placed within any legal easement or right-of-way location, or be placed within any stormwater conveyance system, or in any other manner that would alter or impede stormwater runoff from collecting in a constructed stormwater conveyance system.
15. All mechanical equipment for a Commercial Wind Energy System, including any structure for batteries or storage cells, shall be completely enclosed by a minimum eight (8) foot high fence with a self-locking gate, and provided with screening provisions of the Code of Ordinances of the Township of Cumru.
16. A clearly visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and substations.
17. Accessory Wind Energy Systems mounted on the roof or wall of any building shall be subject to the maximum height regulations of the underlying zoning district. Roof and wall mounted installations shall be permitted only upon submission by Applicant of evidence, satisfactory to the Township, from a professional engineer that the roof and/or wall is capable of holding the load of an accessory solar energy system.
18. The landowner and/or applicant shall provide a copy of the project summary and site plan to local emergency services including fire companies and ambulance services providing services in Cumru Township and the Township Emergency Services Coordinator. Upon request, the landowner and/or applicant shall cooperate with emergency services to develop and coordinate implementation of an emergency response plan for the Accessory Solar Energy System.

19. No ground mounted Accessory Wind Energy System shall be installed between the principal building/use and the street right-of-way. In the General Industrial (GI) Zoning District, the Township, upon application for conditional use, may permit the installation of a ground mounted Accessory Wind Energy system between the principal building/use and the street right-of-way.
20. In the event that the proposed system is to connect to an existing electric power grid, the applicant shall provide written verification satisfactory to the Township that the utility company responsible for the grid to which the system is to be connected has been informed and approved the connection to their system.
21. No roof mounted Accessory Wind Energy System shall overhang a building's roof edges and shall be set back at least three (3) feet from the roof edge.
22. Prior to the issuance of a zoning permit the Applicant shall acknowledge, in a writing satisfactory to the Township, that the issuance of said permit for an accessory solar energy shall not and does not create in the property owner, successors and assigns, entitle or create, in the property itself:
 - i. The right to remain free of obstructions to the wind caused by the development of adjoining or growth of any trees or vegetation on such property; or
 - ii. The right to prohibit the development or growth of any trees or vegetation on such property. Further, it is the sole responsibility of the Accessory Wind Energy System owner to obtain any easement necessary to guarantee unobstructed wind access by civil agreement with adjacent property owners.
 - iii. As part of their permit application, the Applicant shall submit to the Township a horizontal and vertical drawing depicting the location of the accessory system on the building or property, including property lines. Applications for roof and/or wall mounted Accessory Wind Energy Systems shall be accompanied by an engineer certification that the roof has the structural sufficiency to hold the weight of the system.

- (B) Any ground-mounted accessory wind energy system that serves a non-residential use, and generates more than 250 kilowatts (kW), or occupies an area exceeding one acre, shall be subject to the requirements of Section 852.2:(A)(18).

25. Section 402(C) of the Ordinance is hereby amended to include the following: (i) a Section 402(C)(16) which shall state: "Retreat Centers, subject to the requirements of Section 718 of this Zoning Ordinance;" (ii) a Section 402(C)(17) which shall state: "Short-Term Rentals, subject to the requirements of Section 719 of this Zoning Ordinance; and (iii) a Section 402(C)(18) which shall state: "Agritainment/Agritourism, subject to the requirements of Section 720 of this Zoning Ordinance."

26. Section 402(D) of the Ordinance is hereby amended to replace the Matrix Chart 1 with the Matrix Chart attached hereto providing for the basic utility and dimensional requirements for Retreat Centers, Short-Term Rentals and Agritainment/Agritourism.

27. Section 403(C) of the Ordinance is hereby amended to include the following: (i) a Section 403(C)(13) which shall state: "Retreat Centers, subject to the requirements of Section 718 of this Zoning Ordinance;" (ii) a Section 403(C)(14) which shall state: "Short-Term Rentals, subject to the requirements of Section 719 of this Zoning Ordinance; and (iii) a Section 403(C)(15) which shall state: "Agritainment/Agritourism, subject to the requirements of Section 720 of this Zoning Ordinance."

28. Section 403(D) of the Ordinance is hereby amended to replace the Matrix Chart 2 with the Matrix attached hereto providing for the basic utility and dimensional requirements for Retreat Centers, Short-Term Rentals and Agritainment/Agritourism.

29. Section 404(C) of the Ordinance is hereby amended to include a Section 404(C)(9) which shall state: "Short-Term Rentals, subject to the requirements of Section 719 of this Zoning Ordinance."

30. Section 404(D) of the Ordinance is hereby amended to replace the Matrix Chart 3 with the Matrix attached hereto providing for the basic utility and dimensional requirements for Short-Term Rentals.

31. Section 405(C) of the Ordinance is hereby amended to include a Section 405(C)(9) which shall state: "Short-Term Rentals, subject to the requirements of Section 719 of this Zoning Ordinance."

32. Section 405(D) of the Ordinance is hereby amended to replace the Matrix Chart 4 with the Matrix attached hereto providing for the basic utility and dimensional requirements for Short-Term Rentals.

33. The Zoning Officer, the Engineer and the Solicitor of the Township of Cumru are hereby authorized to take such actions as may be necessary to cause the Zoning Ordinance to be amended in accordance with the terms and provisions of this Ordinance and shall take such other actions as may be necessary to effectuate the terms of this Ordinance.

34. All Ordinances or resolutions, or parts of ordinances or resolutions, insofar as they are inconsistent with this Ordinance are hereby repealed.

35. The provisions of this Ordinance shall be severable and if any of its provisions shall be held to be unconstitutional or illegal, the validity of any other remaining provisions of the Ordinance shall not be affected thereby. It is hereby expressly declared as the intent of the Board that this Ordinance would have been adopted had such unconstitutional or illegal provision or provisions had not been included herein.

36. This Ordinance shall become effective on the earliest date permitted by law after enactment.

ENACTED AND ORDAINED as an Ordinance of the Township of Cumru, Berks County, Pennsylvania this 18th day of FEBRUARY, 2025.

BOARD OF COMMISSIONERS OF
CUMRU TOWNSHIP

By: Lisha L. Rowe
President

Attest: [Signature]
Secretary

Attachments – Matrix Charts MUGC, 1, 2, 3 and 4, as amended

AG Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 1)											
Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Conservation Uses	By Right	Optional	Optional	2 acres	Refer to Article 5 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements						
Single Family Detached Units	By Right	On-Lot	On-Lot	2 acres	200 feet	50 feet	50 feet	50 feet	35 feet	10 %	20 %
Cluster Design for the AG District	By Right	Optional	Optional	20 acres	Refer to Section 706 for additional requirements						
Category 1 Home Occupation	By Right	On-Lot	On-Lot	2 acres	Refer to Section 715.1 for additional requirements						
General Agricultural	By Right	On-Lot	On-Lot	3 acres	Refer to Section 804.1 for additional requirements						
Farm-Related Business	By Right	On-Lot	On-Lot	10 acres	Refer to Section 804.3 for additional requirements						
Horseback Riding School and Stables	By Right	On-Lot	On-Lot	10 acres	Refer to Section 828 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 838.1 for additional requirements						
Non-Commercial Recreational Uses	By Right	Optional	Optional	3 acres	Refer to Section 844.1 for additional requirements						
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 852.3 for additional requirements						
Group Home	Special Exception	On-Lot	On-Lot	2 acres	Refer to Section 710 for additional requirements						
Bed and Breakfast, Tourist Est.	Special Exception	On-Lot	On-Lot	3 acres	200 feet	50 feet	50 feet	50 feet	35 feet	10 %	20 %
Secondary Housing	Special Exception	On-Lot	On-Lot	2 acres	Refer to Section 714.1 and 714.2 for additional requirements						
Category 2 Home Occupation	Special Exception	On-Lot	On-Lot	2 acres	Refer to Section 715.2 for additional requirements						
Intensive Agricultural	Special Exception	On-Lot	On-Lot	10 acres	Refer to Section 804.2 for additional requirements						
Farm-Support Business	Special Exception	On-Lot	On-Lot	10 acres	Refer to Section 804.4 for additional requirements						
Club, Lodge or Social Quarters	Special Exception	Optional	Optional	3 acres	200 feet	50 feet	50 feet	50 feet	35 feet	10 %	20 %
Mushroom Production	Special Exception	On-Lot	On-Lot	10 acres	Refer to Section 811.2 for additional requirements						

AG Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 1)												
Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage		
		Sewer	Water			Front	Side (each)	Rear		Building	Lot	
Comm. Greenhouse	Special Exception	On-Lot	On-Lot	10 acres	Refer to Section 813 for additional requirements							
Home Day Care	Special Exception	On-Lot	On-Lot	2 acres	Refer to Section 819.1 for additional requirements							
Game Preserve or Regulated Hunting	Special Exception	On-Lot	On-Lot	50 acres	Refer to Section 825 for additional requirements							
Golf Course	Special Exception	On-Lot	On-Lot	100 acres	Refer to Section 826 for additional requirements							
Private Kennels	Special Exception	On-Lot	On-Lot	10 acres	Refer to Section 832.1 for additional requirements							
Telecommunication Facilities	Special Exception	Optional	Optional	Variable	Refer to Section 850 for additional requirements							
Veterinary Hospital or Animal Clinic	Special Exception	On-Lot	On-Lot	3 acres	200 feet	50 feet	50 feet	50 feet	35 feet	10 %	20 %	
Retreat Center	Special Exception			10 acres	Refer to Section 718 for additional requirements							
Short-Term Rental	Special Exception	Refer to Section 719 for additional requirements										
Agritainment	Special Exception			10 acres	Refer to Section 720 for additional requirements							
Agritourism	Special Exception			10 acres	Refer to Section 721 for additional requirements							

RC Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 2)											
Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Conservation Uses	By Right	Optional	Optional	3 acres	Refer to Article 5 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements						
Single Family Detached Units	By Right	On-Lot	On-Lot	3 acres	200 feet	50 feet	50 feet	50 feet	35 feet	10 %	20 %
Cluster Design for the RC District	By Right	Optional	Optional	30 acres	Refer to Section 707 for additional requirements						
Category 1 Home Occupation	By Right	On-Lot	On-Lot	3 acres	Refer to Section 715.1 for additional requirements						
General Agricultural	By Right	On-Lot	On-Lot	3 acres	Refer to Section 804.1 for additional requirements						
Farm-Related Business	By Right	On-Lot	On-Lot	10 acres	Refer to Section 804.3 for additional requirements						
Horseback Riding School and Stables	By Right	On-Lot	On-Lot	10 acres	Refer to Section 828 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 838.1 for additional requirements						
Non-Commercial Recreational Uses	By Right	Optional	Optional	3 acres	Refer to Section 844.1 for additional requirements						
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 852.3 for additional requirements						
Group Home	Special Exception	On-Lot	On-Lot	3 acres	Refer to Section 710 for additional requirements						
Bed and Breakfast, Tourist Est.	Special Exception	On-Lot	On-Lot	3 acres	200 feet	50 feet	50 feet	50 feet	35 feet	10 %	20 %
Secondary Housing	Special Exception	On-Lot	On-Lot	3 acres	Refer to Section 714.1 and 714.2 for additional requirements						
Category 2 Home Occupation	Special Exception	On-Lot	On-Lot	3 acres	Refer to Section 715.2 for additional requirements						
Farm-Support Business	Special Exception	On-Lot	On-Lot	10 acres	Refer to Section 804.4 for additional requirements						
Club, Lodge or Social Quarters	Special Exception	Optional	Optional	3 acres	200 feet	50 feet	50 feet	50 feet	35 feet	10 %	20 %
Home Day Care	Special Exception	On-Lot	On-Lot	3 acres	Refer to Section 819.1 for additional requirements						
Game Preserve or Regulated Hunting	Special Exception	On-Lot	On-Lot	50 acres	Refer to Section 825 for additional requirements						
Golf Course	Special Exception	On-Lot	On-Lot	100 acres	Refer to Section 826 for additional requirements						

RC Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 2)											
Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Private Kennels	Special Exception	On-Lot	On-Lot	10 acres	Refer to Section 832.1 for additional requirements						
Telecommunication Facilities	Special Exception	Optional	Optional	Variable	Refer to Section 850 for additional requirements						
Veterinary Hospital or Animal Clinic	Special Exception	On-Lot	On-Lot	3 acres	200 feet	50 feet	50 feet	50 feet	35 feet	10 %	20 %
Retreat Center	Special Exception			10 acres	Refer to Section 718 for additional requirements						
Short-Term Rental	Special Exception	Refer to Section 719 for additional requirements									
Agritainment	Special Exception			10 acres	Refer to Section 720 for additional requirements						
Agritourism	Special Exception			10 acres	Refer to Section 721 for additional requirements						

LR Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 3)											
Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Conservation Uses	By Right	Optional	Optional	1 acre	Refer to Article 5 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements						
Single Family Detached Units	By Right	On-Lot	On-Lot	1 acre	150 feet	50 feet	30 feet	50 feet	35 feet	15 %	25 %
Category 1 Home Occupation	By Right	On-Lot	On-Lot	1 acre	Refer to Section 715.1 for additional requirements						
General Agricultural	By Right	On-Lot	On-Lot	3 acres	Refer to Section 804.1 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 838.1 for additional requirements						
Non-Commercial Recreational Uses	By Right	Optional	Optional	3 acres	Refer to Section 844.1 for additional requirements						
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 852.3 for additional requirements						
Group Home	Special Exception	On-Lot	On-Lot	1 acre	Refer to Section 710 for additional requirements						
Bed and Breakfast, Tourist Est.	Special Exception	On-Lot	On-Lot	3 acres	200 feet	50 feet	50 feet	50 feet	35 feet	10 %	20 %
Secondary Housing	Special Exception	On-Lot	On-Lot	1 acre	Refer to Section 714.1 and 714.2 for additional requirements						
Category 2 Home Occupation	Special Exception	On-Lot	On-Lot	1 acre	Refer to Section 715.2 for additional requirements						
Home Day Care	Special Exception	On-Lot	On-Lot	1 acre	Refer to Section 819.1 for additional requirements						
Club, Lodge or Social Quarters	Special Exception	Optional	Optional	3 acres	200 feet	50 feet	50 feet	50 feet	35 feet	10 %	20 %
Home Day Care	Special Exception	On-Lot	On-Lot	1 acre	Refer to Section 819.1 for additional requirements						
Educational Use	Special Exception	On-Lot	On-Lot	5 acres	300 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Telecommunication Facilities	Special Exception	Optional	Optional	Variable	Refer to Section 850 for additional requirements						
Short-Term Rental	Special Exception	Refer to Section 719 for additional requirements									

MR Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 4)											
Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Conservation Uses	By Right	Optional	Optional	1 acre	Refer to Article 5 for additional requirements						
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements						
Single Family Detached Units	By Right	On-Lot	On-Lot	1 acre	150 feet	50 feet	20 feet	30 feet	35 feet	15 %	25 %
		On-Lot	Public	1 acre	150 feet	50 feet	20 feet	30 feet	35 feet	15 %	25 %
		Public	On-Lot	30,000 sq.foot	125 feet	40 feet	20 feet	30 feet	35 feet	20 %	30 %
		Public	Public	10,000 sq.foot	80 feet	35 feet	10 feet	20 feet	35 feet	30 %	40 %
Single Family Semi-Detached Units	By Right	Public	Public	7,000 sq.foot	50 feet	35 feet	10 feet	20 feet	35 feet	40 %	50 %
MR Cluster Development	By Right	Public	Public	10 acres	Refer to Section 708 for additional requirements						
Category 1 Home Occupation	By Right	Optional	Optional	Variable	Refer to Section 715.1 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 838.1 for additional requirements						
Non-Commercial Recreational Uses	By Right	Optional	Optional	1 acre	Refer to Section 844.1 for additional requirements						
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 852.3 for additional requirements						
Group Home	Special Exception	Public	Public	Variable	Refer to Section 710 for additional requirements						
Age-Qualified Development	Special Exception	Public	Public	10 acres	Refer to Section 711 for additional requirements						
Personal Care, Assisted Living Care	Special Exception	Public	Public	5 acres	300 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %
Secondary Housing	Special Exception	On-Lot	On-Lot	1 acre	Refer to Section 714.1 and 714.2 for additional requirements						
Category 2 Home Occupation	Special Exception	Optional	Optional	Variable	Refer to Section 715.2 for additional requirements						
Home Day Care	Special Exception	Public	Public	Variable	Refer to Section 819.1 for additional requirements						
Educational Use	Special Exception	Public	Public	5 acres	300 feet	50 feet	50 feet	50 feet	50 feet	30 %	50 %

MR Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 4)												
Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage		
		Sewer	Water			Front	Side (each)	Rear		Building	Lot	
Short-Term Rental	Special Exception	Refer to Section 719 for additional requirements										

MUGC Zoning District: Utility and Dimensional Requirements (Matrix Chart MUG C)											
Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Multi-family	By Right	Public	Public	Variable	Refer to Section 704 for additional requirements						
Townhouses	By Right	Public	Public	Variable	Refer to Section 705 for additional requirements						
Apartment Bldgs	By Right	Public	Public	Variable	Refer to Section 705 for additional requirements						
Condominiums	By Right	Public	Public	Variable	Refer to Section 705 for additional requirements						
Category 1 Home Business	By Right	Optional	Optional	Variable	Refer to Section 715.1 for additional requirements						
Banks and Financial Inst.	By Right	Optional	Optional	10,000 sq. feet	80 feet	40 feet	20 feet	30 feet	35 feet	40%	60%
Business and Professional Off	By Right	Optional	Optional	10,000 sq. feet	80 feet	40 feet	20 feet	30 feet	35 feet	40%	60%
Convenience Store	By Right	Optional	Optional	20,000 sq. feet	100 feet	40 feet	30 feet	40 feet	35 feet	40%	60%
Commercial Day Care Center	Conditional Use	Public	Public	20,000 sq. feet	100 feet	40 feet	30 feet	40 feet	35 feet	40%	60%
Medical, Dentist, Vision, Counseling	By Right	Optional	Optional	20,000 sq. feet	100 feet	40 feet	30 feet	40 feet	35 feet	40 %	60 %
Mini-Malls	Conditional Use	Optional	Optional	3 acres	Refer to Section 836 for additional requirements						
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 838.1 for additional requirements						
Nursery or Landscape Center	Conditional Use	Optional	Optional	20,000 sq. feet	100 feet	40 feet	30 feet	40 feet	35 feet	40 %	60 %

MUGC Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 10)											
Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements			Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear		Building	Lot
Personal Services Establishment	By Right	Optional	Optional	10,000 sq. feet	80 feet	40 feet	20 feet	30 feet	35 feet	40 %	60 %
Non-Commercial Recreation Use	Conditional Use	Optional	Optional	1 acre	Refer to Section 844.1 for additional requirements						
Commercial Recreation Use	Conditional Use	Optional	Optional	1 acre	150 feet	40 feet	40 feet	40 feet	35 feet	40 %	60 %
Restaurants	By Right	Optional	Optional	20,000 sq. feet	100 feet	40 feet	40 feet	40 feet	35 feet	40 %	60 %
Drive-Through Establishment	By Right	Optional	Optional	30,000 sq. feet	150 feet	40 feet	20 feet	30 feet	35 feet	40 %	60 %
Retail Business Uses	By Right	Optional	Optional	10,000 sq. feet	90 feet	40 feet	20 feet	30 feet	35 feet	40 %	60 %
Adaptive Reuse and Redevelopment	Conditional Use	Optional	Optional	Variable	Refer to Section 602 for additional requirements						
Mixed-Use Comm/Res.	Conditional Use	Optional	Optional	1 acre	Refer to Section 716 for additional requirements						
Home Day Care	By Right	Optional	Optional	Variable	Refer to Section 819.1 for additional requirements						
Club, Lodge or Social Quarters	Conditional Use	Optional	Optional	30,000 feet	150 Feet	40 feet	40 feet	40 feet	50 feet	40%	60%
Veterinary Hospital or	Conditional Use	Optional	Optional	30,000 sq. feet	150 feet	40 feet	40 feet	40 feet	35 feet	40 %	60 %
Forestry	By Right	Optional	Optional	1 acre	150 feet	40 feet	40 feet	40 feet	35 feet	40%	60%