
Article 4

General Provisions

Section 401 General Provisions

The regulations contained within Article 4 shall apply to all uses within the Township.

Section 402 Access Drive Requirements

Access Drives shall conform to the Subdivision and Land Development Ordinance Access Drive requirements as amended, currently Section 708.b. All means of access to a property shall be classified as either a Street, Access Drive, Shared driveway or Driveway. Access Drives shall be required to provide access from a Street to a Parking Facility via the Parking Facilities Aisles or to any non-residential use except Agriculture. Access Drives shall be stubbed to adjoining property lines and encumbered with a cross access easement agreement in order to provide access to adjoining property and minimize the number of intersections along existing streets. Similarly, when an Access Drive has been stubbed to a property, the Access Drive shall be extended into the property for access.

A. Prohibited Uses of Access Drives

Access drives are for the sole purpose of accommodating the passenger vehicles of persons associated with the use which requires them. Access drives shall not be used for the following:

1. The sale, display or storage of automobiles or other merchandise;
2. Performing services (including services to vehicles).
3. To provide access to a Driveway for a single family detached use.
4. To provide direct access to parking spaces other than parallel parking.

Section 403 Accessory Uses and Structures

A. Decks

1. The deck shall not be located any closer to the street or access right-of-way than the front of the principle building (as determined by the Zoning Officer). Decks shall observe a ten (10) foot rear and side yard setback.
2. Concrete pads, pavers, and unattached decks constructed to sit on the ground without foundations and are flush with the surrounding grade shall be placed a minimum of three (3) feet from a property line.

B. Fences and Walls

1. Fences and walls (including retaining walls) may be erected, altered and maintained within the yards, provided that such fence or wall shall not exceed four feet (4 feet) in height in the required front yard; 6.5 feet in height in the rear or side yards.
2. No wall, fence, sign or other structure shall be erected or altered and no hedge, trees, shrubs or other growth shall be maintained or permitted which may cause danger to traffic or a street or public road by obscuring the view.
3. Fences, walls and retaining walls are prohibited within the right-of-way of any street, unless constructed by the Township, State or other governmental entity or agent thereof as a part of a public infrastructure project. Fences, walls and retaining walls are prohibited within the clear-sight triangle, drainage, sewer and any other public easement or right-of-way when a fence, wall or retaining wall conflicts with the purpose or content of the easement or right-of-way. Fences within existing or proposed Landscape Screens and adjacent to public Street right-of-way shall be set back at least 15' from the public Street right-of-way, unless designed integrally with the Landscape Screen during the Subdivision and Land Development process and approved by the Township.
4. A fence may be erected higher than four (4) feet, but shall not exceed eight (8) feet in the following instances:
 - a. A fence up to eight (8) feet in height is permitted to enclose a swimming pool, provided such fence and pool are located within the rear yard and a minimum of ten (10) feet from any property line.
 - b. A fence up to eight (8) feet in height is permitted to enclose a patio provided such fence and patio are located within the rear yard and a minimum of ten (10) feet from any property line.

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5. A fence may be erected to a height in excess of that otherwise permitted only by special exception.
 6. Retaining Walls may be required to have a fence-limiting access.
 7. Proposed walls exceeding four (4) feet in height and viewable from roadways or adjoining residential zones or uses must be landscaped in accordance with Section 715 of the Carroll Township Subdivision and Land Development Ordinance, as amended, as a twenty (20) foot landscape buffer.

C. Lighting

All lighting fixtures shall be arranged to prevent objectionable glare on adjoining property or roadways and shall comply with the following:

1. Wall pack lighting is not allowed on building walls that face roadways, or any residential use or zone.
2. For Commercial Zones or uses, Industrial Zones or uses, with the exception of uses that include dispensing of vehicle fuel, the intensity of illumination is limited to 5 foot-candles at all areas of the site. For uses that include dispensing of vehicle fuel, the intensity of illumination for all areas of the site is limited to 8 foot-candles at all areas of the site. Under-canopy lighting, for such applications as a gas/service station, hotel/theater marquee, fast-food/bank/drugstore drive thru, shall be accomplished using flat-lens full cutoff fixtures aimed straight down and shielded in such a manner that the lowest opaque edge of the fixture shall be below the light source. The average illumination intensity in the area directly below the canopy shall not exceed 30 foot-candles and the maximum intensity shall not exceed 35 foot-candles. Also, the maximum intensity shall not exceed 15 foot-candles within ten (10) feet of the perimeter of the canopy. Within 20' of any fuel tank storage area the intensity of illumination is limited to 15 foot-candles.
3. All lighting shall be directed downward and inward towards the site and all lenses or bulbs shall be fully recessed or shielded.
4. An accurate and fully legible photometric plan drawn to scale by a professional engineer or otherwise experienced and qualified lighting professional, may be required for modifications to existing lighting when the zoning officer determines that the proposal may not meet the requirements herein. The photometric plan shall show on-site illumination levels along with off-site illumination within fifty (50) feet of the property lines.

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5. Damaged, destroyed or inoperable fixtures, shall be replaced with the same, or substantially the same (as determined by the Zoning Officer) lighting fixture components in a timely manner, not to exceed 60 consecutive calendar days.
 6. Lighting (including street lights owned by private entities) shall be maintained in good working order in a manner consistent with the originally approved lighting plan.
 7. Canopy lighting, such as is used at gas stations, shall be completely recessed.
 8. The maximum illumination off-site shall be ½ (one-half) foot-candle at grade level except at driveways or access drives connecting to a street where the illumination shall not exceed 5 foot candles.
 9. If the approved lighting plan is found through field measurements by the Township to not perform in accordance with levels of illumination predicted within the photometric plan, then the lighting shall be field adjusted to be consistent with the illumination levels of the approved photometric plan. All field adjustments of lighting shall be reviewed and approved by the Township.
 10. Within the Commercial Zone all internally illuminated signs shall have a maximum Luminance (L) of 100 Candelas/square foot. In all other zones internally illuminated signs shall have a maximum Luminance of 70 Candelas/square foot. The calculation for Luminance in Candelas / square foot of a sign shall be performed as follows:

$$L = \frac{9.4t \times lm \div l}{d}$$

L = luminance (cd/ft²)

t = transmittance of the medium

(From manufacturer's literature or measurement of the glass or plastic)

lm = lumen output per lamp

l = length of lamp (ft)

d = lamp spacing (ft)

D. Swimming Pools

1. A single private outdoor swimming pool may be permitted on the same lot with a residence, subject to the following conditions:
 - a. The pool shall not be located any closer to the street or access right-of-way than the front of the principle building (as determined by the

Zoning Officer). Pools shall observe a ten (10) foot rear and the side yard setback. The setbacks shall include the deck, pad, or apron around the pool.

- b. If said pool is located within 50 feet from any lot or street line, such pool shall be screened from the view of abutting properties. Any such screen shall be at least five feet high, and shall use landscaping elements to screen areas of the pool higher than 5 feet.
- c. Any such pool with a surface area of 150 square feet or more or a depth in excess of 2 feet shall be completely surrounded by a fence or wall that is not less than four feet in height. All gates or doors opening through said fence shall be erected maintained and provided with a self-closing, self-locking gate to prevent unauthorized use of the pool and to prevent accidents. However, if said pool is located more than three and one-half (3-1/2) feet above the ground level, then a fence is not required, provided that all points of access to said pool are adequately protected by a self-closing, self-locking gate.

E. Ornamental Ponds

Ornamental ponds may be permitted in any zone, subject to the following:

- 1. Such impoundments shall comply with all accessory use setbacks;
- 2. No such impoundment shall contain more than 1000 gallons. All impoundments exceeding the requirements of this section shall be considered as “Man-made Lakes, Dams and Impoundments”, and are subject to the criteria listed in this Article of the Ordinance;
- 3. No such impoundment shall have a maximum depth exceeding three feet (3’);
- 4. All such impoundments shall be maintained so as to not pose a nuisance by reason of odor, or the harboring of insects;
- 5. No such impoundments shall be used for the commercial hatching of fish or other species; and
- 6. No such impoundments shall be used for swimming, wading, or bathing.

F. Man-Made Lakes, Ponds, Dams, and Impoundments

All lakes, ponds, dams, and impoundments designed to contain water on a permanent basis, other than swimming pools and ornamental ponds, may be permitted in any zone, and shall meet the requirements of the Carroll Township Stormwater Management Ordinance.

G. Garage/Yard Sales

Within any zone, an owner and/or occupant may conduct up to four (4) garage/yard sales per year. No garage or yard sale shall be conducted for a period longer than three (3) consecutive days. Such sales may offer for sale personal possessions; no import or stocking of inventory shall be permitted. In no case shall any aspect of the garage/yard sale obscure sight distances for roadways or driveways. The conduct of garage sales beyond the extent described herein represents a commercial business and requires appropriate zoning authorization.

H. Accessory Repair of Personal Motor Vehicles

The routine maintenance, repair and servicing of personal motor vehicles, owned and/or leased by the person performing such services when performed outside of a completely-enclosed building within the AC, RA, RS-1, RS-2, RS-3, MU-1 Zones is permitted by an occupant of the residence, but only in compliance with the following:

1. All vehicles shall be maintained with proper licensure and registration;
2. All work shall be performed on the vehicle owner's (leasee's) property of residence;
3. All by-product or waste fuels, lubricants, chemicals, and other products shall be properly disposed of;
4. All such activities shall be conducted during daylight hours and so as not to disturb adjoining properties;
5. All exterior repair, maintenance and servicing activities shall be completed within three consecutive calendar days; and
6. No more than one (1) vehicle shall be under repair (including waiting for parts, or the like) at the same time.

I. Accessory Buildings and Structures

If less than two-hundred (200) square feet, the accessory building or structure must be setback from all property lines, except the front, a minimum of ten (10) feet. Buildings and structures greater than two-hundred (200) square feet must meet the required setback for the Zone.

Section 404 Architectural Design and Incentive Program (ADIP)

The Township recognizes that applying some basic Architectural Design Standards to commercial buildings is appealing to both consumers and residents. With this in mind, it is the intent of Carroll Township to establish a voluntary incentive based program to encourage commercial development to incorporate some basic Architectural Design Standards into the design of structures.

- A. An Applicant must demonstrate to the Township that the plans for the proposed non residential use meet all of the following requirements:
1. The finish building material for a façade must consist of brick, stone or stucco. Concrete block with an architectural finish such as split face, may constitute up to 20% of a façade.
 2. The color of the building shall be approved by the Board of Supervisors.
 3. Glass windows that allow light to pass to the interior of the building shall comprise thirty (30%) percent (by area including all parts of the building elevation) of the façade which contains the main entrance.
 4. Roofs steeper than one (1”) inch in twelve (12”) inch pitch that are visible from a street shall be made of Architectural grade shingle, slate or raised seam metal roofing.
 5. A note must be added to the Land Development plans stating that the applicant is participating in the incentive program and is entitled to certain relaxed standards. These relaxed standards must be shown on the plan.
- B. The following materials, methods or construction types are prohibited in this program:
1. Pole Barn
 2. Metal Panels or metal skin buildings
 3. Vinyl/wood siding
 4. Backlit awnings
 5. Concrete masonry block except as provided in the previous section
- C. If an applicant demonstrates to the satisfaction of the Township that they have complied with the above referenced criteria, then they may qualify for the

following relaxed standards relative to the specific property where the building is located:

1. A maximum of a 25% reduction in the number of parking spaces provided. The applicant must demonstrate the reduction will provide ample parking for the proposed use by using the standards of the PAS Report 510/511 Parking Standards, or ITE Parking Generation.
2. Increase the lot coverage limit by 15%
3. Reduce the required front landscape buffer from 30' to 20'
4. Reduce the parking stall length from 20' to 18'

Section 405 Corner Lots

A. Obstruction of Vision at Street Intersections.

At all street intersections, no obstructions to vision between 30 inches and 72 inches in height above curb level shall be erected or maintained on any lot within the clear sight triangle as defined within the Subdivision and Land Development Ordinance or as shown on the approved Subdivision or Land Development Plan.

B. Setbacks on Corner Lots.

On a corner lot, front yards are required on both street frontages and the other yards shall be deemed to be rear yards.

Section 406 Diesel Idling

A. Applicability This Section applies to the operation of every heavy-duty diesel powered motor vehicle within Land Development plans approved and Zoning Permits issued subsequent to the adoption of this Zoning Regulation.

B. General

1. No entity, owner or operator shall cause or allow the engine of any heavy duty diesel powered motor vehicle subject to this section to idle prior to, during layover between, at the destination of, or at the conclusion of, any trip or route or in performance of work for more than five (5) consecutive minutes, unless the Exemption section below applies.
2. No driver shall cause or allow the engine of any heavy duty diesel powered motor vehicle subject to this section to be accelerated while

idling, unless such action is taken in order to operate vehicle mounted accessory or service equipment.

3. Should Alternative Power Units or idle reduction technologies be available and unoccupied, diesel powered motor vehicles must turn off their engines and use these options for power, heating, and air conditioning.

C. Exemptions School Buses shall not be exempt from any provision of this Section. Otherwise, this section does not apply for the period or periods during which idling is necessary for:

1. **Traffic Conditions**

- a. For traffic conditions over which the driver has no control;
- b. For an official traffic control device or signal; or
- c. At the direction of a uniformed police officer or one of those persons authorized to direct traffic by the Vehicle Code, 67 Pa. Code §101.2, or any Township Official.

2. **Boarding and Discharging Passengers**

- a. When vehicles intended for commercial passenger transportation are boarding or discharging passengers; or
- b. When vehicles intended for transporting people with disabilities are boarding or discharging passengers.

3. **Queuing** When a vehicle, situated in a queue of other vehicles, must intermittently move forward to perform work or a service, and when shutting the vehicle engine off would impede the progress of the queue and be impracticable.

4. **Turbo-Charged Diesel Engine Cool Down or Warm Up** When the manufacturer's specifications require more time than the five minute limitation above, to cool down or warm up a turbo-charged diesel engine, up to a maximum of ten minutes.

5. **Cold/Hot Weather**

- a. If the outside temperature is less than 40°F, then idling is allowed for a period or periods aggregating not more than 15 minutes in any 60 minute period; or
- b. If the outside temperature is greater than 75°F and a vehicle is equipped with air conditioning, then idling is allowed for a period

or periods aggregating not more than 15 minutes in any 60 minute period.

- c. Notwithstanding subparagraphs A and B, in order to supply heat or air conditioning necessary for the comfort of passengers, a vehicle intended for commercial passenger transportation may idle for up to 10 minutes prior to passenger boarding and anytime passengers are onboard.
 - d. The Township may, upon request, approve alternate limits for warm-up of buses stored outdoors when the temperature is below 40°F. Such plan shall include enforceable time limits that minimize bus idling.
6. **Sleeping and Mandated Rest Periods** When idling is necessary to power a heater, air conditioner, or any ancillary equipment during sleeping and resting in a truck cab or sleeper berth.
7. **Safety and Emergencies**
- a. To verify that the vehicle is in safe operating condition and equipped as required by all provisions of law, and all equipment is in good working order, either as part of the driver's daily vehicle inspection, or as otherwise needed;
 - b. To operate defrosters, or other equipment to ensure the safe operation of the vehicle, or as otherwise required by federal or state motor carrier safety regulations, or other local requirements;
 - c. Use of vehicle as an emergency vehicle; or
 - d. Armored vehicle in active service.
8. **Operability and Maintenance**
- a. To provide power for vehicle mounted accessory or service equipment; or
 - b. When being operated by a mechanic for testing, servicing, repairing, or diagnostic purposes.

Section 407 Driveway Requirements

- A. Driveways must not intersect with a public street within forty (40) feet of the right-of-way lines of any other adjacent street, within ten (10) feet of any fire

hydrant, catch basin or drain inlet, and not within three (3) feet of any abutting property lines.

- B. Pennsylvania Department of Transportation Highway Occupancy Permit is required if the driveway or access drive intersects with a State-owned road.
- C. Driveways must be a minimum of ten (10) feet wide.
- D. Driveways must be constructed to be consistent with the design, maintenance, and drainage of the intersecting street or swale. Proposed driveways must meet current design standards for maintenance, design, and drainage.
- E. Joint use driveways are prohibited.
- F. Driveways must meet PaDOT Title 67, Chapter 441 sight distance requirements.
- G. Driveways shall be located in safe relationship to sight distance and barriers to vision, and shall not be steeper than ten (10) percent within twenty (20) feet of the edge of the street.
- H. Not be within forty (40) feet of the street right-of-way line of an intersecting street and in no case less than ten (10) feet from the point of tangency when the intersecting street lines are joined by a curve.
- I. Not be within ten (10) feet of a fire hydrant, catch basin or drain inlet.
- J. Not be within forty feet (40') (centerline to centerline) of another driveway, except when Duplex or Townhouse units are proposed. When multiple Duplexes or Townhouses are proposed on a single lot, and maintenance/reconstruction of driveways is provided for as part of a Planned Residential Community (i.e. condominium) a driveway may be located adjacent to another driveway without separation provided the total width does not exceed twenty-four (24) feet; and provided the driveways together are separated by a minimum distance of twenty (20) feet (from edge to edge) from any other driveway. Otherwise, when multiple Duplexes or Townhouses are proposed on a single lot, or when a single duplex or Townhouse is proposed on an individual lot, individual driveways shall be separated by a minimum of six (6) feet (from edge to edge), and the maximum driveway width shall be twelve (12) feet when within ten (10) feet of the curb.
- K. Not be within three (3) feet of a property line.

Section 408 Dumpsters, Waste/Recycling/Reuse

- A. Within any zone temporary Waste/Recycling/Reuse Dumpsters (Dumpsters) are permitted as an accessory use while a building permit is active for the premises and shall meet the following conditions:
1. Dumpsters shall be emptied within 48 hours of being completed filled.
 2. Dumpsters shall be located outside of the street Right-of-way wherever practical (as determined by the Township).
 3. Dumpster locations shall be shown on building permit applications.
 4. Dumpsters shall be removed prior to issuance of the Certificate of Occupancy.
- B. Within the C, I, MU-1, MU-2 and RS-3 Zones Waste/Recycling/Reuse Dumpsters (Dumpsters) are permitted as an accessory use subject to the following requirements:
1. All dumpsters shall have masonry enclosure constructed to be consistent with the building façade and completely screened from view.
 2. All dumpsters shall be located at the rear of buildings.
 3. Accurate, legible, detail drawings to scale of the enclosure shall be provided for proposed dumpsters.
 4. Dumpsters shall be set back 50 feet from Residential Zone or Use, unless a larger setback is required elsewhere in this Ordinance. Dumpsters placement shall observe building setback requirements.
 5. Dumpsters shall have a self closing lid(s). Dumpsters shall not be loaded above their enclosed height.
 6. Trash, garbage, recyclables, and other items intended to be collected in the dumpster shall not be placed or stored within the masonry enclosure but outside the dumpster.

Section 409 Erection Of More Than One Principal Use On A Lot

More than one principal use may be erected on a single lot provided that all density, lot and yard requirements, standards, and other requirements of this Ordinance shall be met for each structure, as though it were on an individual lot. In addition, such proposals shall gain approval for a land development plan, and provide individually approved methods of sewage disposal.

Section 410 Height Limit Exceptions

- A. The height regulations do not apply to the following structures or projections provided such structures or projections are set back a horizontal distance at least equal to their height from any property line:
1. Water towers, antennas (other than Communication Antennas and Towers), utility poles, chimneys, agricultural buildings, farm silos, flagpoles, or other similar structures;
 2. Rooftop structures for the housing of elevators, stairways, water storage tanks, ventilating fans, and other mechanical appurtenances.

Section 411 Landscaping Requirements

- A. Landscaping of all proposed developments and of all projects for which a Zoning Permit is required, is required and shall conform to the Landscaping requirements of the Carroll Township Subdivision and Land Development Ordinance currently Section 715. Furthermore, the following requirements apply:
1. When a commercial use or zone adjoins a residential use or zone a 20' minimum landscape screen is required. Said screen shall not be required along the streetscape of a TND.
 2. A minimum of thirty (30) foot Landscape Buffer is required along front lot lines for all uses within the Commercial, Industrial, and Mixed Use 1 Zones.
 3. Parking Lots (including contiguous Access Drives) shall be surrounded by a minimum of a 15' Landscape Buffer in addition to any required interior landscaping. Said Landscape Buffer shall be superseded by required building front landscaping, and may be combined with any perimeter lot Landscape Buffers or Screens provided the Parking Lot and said Landscape Buffer or Screen is contiguous.
 4. Commercial buildings shall provide landscaping along the length of the building front between the sidewalk or access drive and the building front. This landscaping shall be a mixture of shrubs, hedges, perennials, ground cover and trees. The number of landscaping elements shall be equivalent to those required for a 20' landscape buffer, but the placement location and width of the buffer may vary based on the design of the front of the commercial use.

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5. Required landscape buffers and screens may occupy the yard area created by setbacks.
 6. A minimum of a twenty (20) foot Landscape Buffer is required along all lot lines (unless a larger Landscape Buffer is required elsewhere in this Ordinance) within the Commercial, Industrial, Mixed Use 1, and Mixed Use 2 Zones.
 7. Properties that are developed as of the date of this ordinance and subsequently apply for a Zoning Permit shall meet the landscaping requirements to the maximum extent feasible as determined by the Zoning Officer.
 8. Landscaping must be maintained in accordance with the approved Landscape Plan.
 9. Parking Lots, buildings, and overhead utilities, shall not encroach into Landscape Screens and Buffers. Access Drives, Driveways, Aisles, shall not be located longitudinally within a Landscape Screen or Buffer, however, they may traverse Landscape Screens and Buffers when providing access between adjoining properties, or when providing access to the property from a Street. Sidewalk shall not be located longitudinally within a Landscape Screen or Buffer.

Section 412 Loading Facility Requirements

- A. Off-street loading shall be required in accordance with this section prior to the occupancy of any building or use, so as to alleviate traffic congestion on streets. These facilities shall be provided whenever:
 1. A new use is established;
 2. The use of a property or building is changed and thereby requiring more loading space; and
 3. An existing use is enlarged thereby requiring an increase in loading space.
- B. These facilities shall be designed and constructed in accordance with the following:
 1. Each required loading and unloading berth shall be at least 12 feet wide, 33 feet long, and 14 feet high, and shall be of sufficient dimension to accommodate the vehicles that are loading or unloading.
 2. Each loading and unloading berth shall be marked in the field through pavement markings, signage or both.

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3. Access to loading and unloading berths may be combined with access to a parking lot.
 4. All permitted or required loading berths shall be on the same lot as the use to which they are accessory, unless the applicant can prove that one or more such uses will be generating a demand for loading spaces primarily when the other use is not, or is not in operation. In which case, the applicant may count the number of shared spaces for each use toward the total number of spaces required.
 5. All loading and unloading areas shall be landscaped and screened to obscure the view of the loading and unloading vehicles and platforms from any public street and adjacent residential zones or uses.
 6. No area allocated to loading and unloading facilities may be used to satisfy the requirements for off-street parking or transportable containers.
 7. All loading and unloading facilities shall be located and designed so that the vehicles intended to use them can maneuver safely and conveniently to and from a public right-of-way and complete loading and unloading operations without obstructing, encroaching, or interfering with any public right-of-way, parking lot, parking aisle, or access drive.

C. Site Plan Approval

1. Each application for a building permit (for use for which off-street loading spaces are required) shall include a drawing (site plan) showing the proposed layout of the loading area. The drawing shall clearly indicate the design elements required herein;
2. No building permit shall be issued for any use for which a loading area is required unless the site plan has been approved or necessary variances have been approved; and
3. All off-street loading spaces shall be located so that no vehicle shall need to maneuver on, or back-up onto, a public street.

D. Off-Street Loading Spaces Required

The number loading and unloading area shall be of sufficient size to accommodate the numbers of vehicles that are anticipated to use the facility, but shall not be less than the following:

1. For a public library, museum, or similar quasi-public institution, or governmental building, community center, hospital or sanitarium, nursing or convalescent home, institution for children or the aged, or school with

floor area of 10,000 square feet, 1 berth; for each additional 25,000 square feet or fraction thereof, 1 additional berth.

2. For buildings with professional, governmental, or business offices, or laboratory establishments, with floor area of 10,000 to 25,000 square feet, 1 berth; for each additional 25,000 square feet or fraction thereof up to 100,000 square feet, 1 additional berth; for each additional 50,000 square feet or fraction thereof, 1 additional berth.
3. For buildings with offices and retail sales and service establishments, 1 berth for 8,000 to 25,000 square feet of floor area, and 1 additional berth for each additional 25,000 square feet of floor area or fraction thereof so used.
4. For undertakers and funeral homes, 1 berth for each chapel. (Such berths shall be at least 10 feet wide, 20 feet long, and 14 feet high).
5. For hotels and motels and resorts, 1 berth for each 25,000 square feet of floor area.
6. For manufacturing, wholesale and storage uses, and for dry-cleaning and rug cleaning establishments and laundries, 1 berth for 5,000 to 10,000 square feet of floor area in such use, and 1 additional berth for each additional 20,000 square feet of floor area or fraction thereof so used.

Section 413 Minimum Habitable Floor Area

The minimum livable floor area of a dwelling unit or any building or structure hereafter erected or used for living purposes, shall be seven hundred (700) square feet. In case of apartment houses and conversion apartments, the minimum livable floor area shall be not less than four hundred (400) square feet per apartment.

Section 414 Parking Requirements

A. Off-Street Parking Requirements

Off-street parking shall be required in accordance with the provisions of this section prior to the occupancy of any building or use. These facilities shall be designed and constructed in accordance with the SALDO and provided whenever:

1. A building is constructed or a new use is established;

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2. The use of an existing building is changed to a use requiring more parking facilities; and
 3. An existing building or use is altered or enlarged so as to increase the amount of parking space required.

B. Site Plan Approval

1. Each application for a building or zoning permit (for a use for which parking spaces are required) shall include a legible, accurate, scaled site plan showing the proposed layout of the lot. The drawing shall clearly indicate all of the design elements required by this ordinance; and
2. No permit shall be issued for any use for which parking spaces are required unless the site plan has been approved or necessary variances have been obtained.

C. Areas Computed as Parking Spaces

Areas which may be computed as open or enclosed off-street parking spaces include any private garage, carport, or other area available for parking, other than a street or driveway. However, a driveway within a required front yard for a one-family or two-family residence may count as one parking space other than a corner lot as provided in this Ordinance.

D. Size of Spaces

Minimum parking stall width shall be ten (10) feet, minimum length shall be twenty (20) feet. Handicap accessible spaces shall meet ADA requirements.

E. Schedule of Required Parking Spaces

The following lists required numbers of parking spaces by use type. Any use involving a combination of several uses shall provide the total number of spaces required for each individual use. For uses that do not have a specific number of required off-street parking spaces referenced within the following schedule, the Zoning Officer shall use that standard which best approximates the needed number of required off-street parking spaces.

PARKING SCHEDULE

USE DESCRIPTION	MINIMUM OF ONE PARKING SPACE FOR EACH:
Adult-Related Uses	100 square feet of gross floor area plus 1 space per employee on the largest shift
Airports/Heliports	Four air vehicles stored outside
Amusement Arcades	100 square feet of gross floor area plus the required number of spaces for all accessory uses (e.g., snack bar, tavern, etc.) as listed elsewhere within this schedule.
Animal Hospitals and Kennels	400 square feet of gross floor area plus 1 space per employee
Auction House	Customer Seat, or 200 square feet of gross floor area, whichever is larger.
Automobile Filling Stations, (including minor incidental repair)	One fuel pump plus 1 space per employee on the largest shift (plus 1 space for each 400 square feet of gross floor area devoted to repair and service facilities if minor incidental repair)
Banks and similar Financial Institutions	200 square feet of gross floor area plus 1 space per employee
Barber, Beauty, Tanning, and Health Salons and Spas	150 square feet of gross floor area plus 1 space per employee
Bed and Breakfast	One guest room plus 1 space per employee
Boarding Houses	One guest room plus 1 space per employee or one-half dwelling unit (i.e. two spaces per dwelling unit) whichever is greater
Campgrounds	In addition to those required in Article 4, plus 1 space per employee plus 50% of the required number of spaces normally required for all accessory uses as listed elsewhere within this schedule
Car Washes (automatic)	Employee (drying , vacuuming, detailing, and other such areas shall not count toward required parking minimums)
Car Washes (self-serve)	1/2 car wash i.e. 2 parking spaces.
Cemeteries	Employee
Churches and Related Uses	3 Seats or 200 square feet of gross floor area, whichever is larger
Commercial Convenience Center	100 square feet of gross floor area plus 1 space per employee on the two largest shifts
Communication Antennas, Towers and Equipment	One ground based equipment structure
Contractor's Office or Shop	Business Vehicle plus 1 space for each 1,000 square feet of gross floor area, or one space per employee, whichever is larger.

Convenience Store	100 square feet of gross floor area plus 1 space per employee on the two largest shifts
Convention Centers	100 square feet of gross floor area for public use, but not less than 1 space for each two seats
Day-Care Facilities, Commercial	Six students enrolled plus 1 space per teacher
Day-Care Facilities, Family	2 spaces total, plus the parking required for the residential dwelling unit.
Dry Cleaners and Laundries	400 square feet of gross floor area plus 1 space per employee
Essential Services	One employee on the two largest shifts, or in the case of un-manned facilities, one space per maximum number of employees on site at one time.
Farmers Market and/or Flea Market	200 square feet of retail sales area
Funeral Homes	100 square feet of gross floor area plus 1 space per each employee plus 1 space per piece of facility vehicles such as hearses and limousines
Furniture sales	500 square feet of gross floor area
Golf Courses	One-eighth hole (i.e. eight spaces per Hole) plus 1 space per employee plus 50% of the required number of spaces normally required for all accessory uses as listed elsewhere within this schedule
Golf Driving Ranges	One Tee plus 1 space per employee
Greenhouses and Nurseries	1,000 square feet of retail sales area
Group Homes	One guest room plus 1 per employee
Health and Fitness Clubs	100 square feet of gross floor area
Health Care Campuses, Nursing Homes and Hospitals	One and one-half accommodations (i.e. 2 spaces per 3 beds) plus 1 space per other employee
Home Improvement and Building Supply Stores	200 square feet of interior retail sales area plus 1 space for each 500 square feet of exterior retail sales area
Home Occupations	Employee plus 3 spaces for customer parking.
Hotels, Motels and similar Lodging Facilities	One guest room plus 1 space per employee on two largest shifts plus the required number of spaces for all accessory uses (e.g., snack bar, tavern, etc.) as listed elsewhere within this schedule
Intensive Animal Operations	One employee
Junk Yards	1/2 acre plus 1 space per employee

Laboratories for Scientific or Industrial Research, Development or Testing	500 sq. ft. of floor area
Laundromats	Two washing machines plus 1 space per each employee on the largest shift
Library	One employee plus one per three (3) seats
Manufacturing, Storage and/or Wholesaling of Light Industrial Uses	One employee on each of the two largest shifts, or 1 per employee and at least 1 space per each 1,000 square feet of gross floor area, whichever is the greatest number
Medical Clinic	One-sixth Physician, Dentist and/or Therapist (i.e. 6 spaces per Physician, Dentist and/or Therapist)
Medical Residential Campuses	One and one-half accommodations (i.e. 2 spaces per 3 beds) plus 6 spaces per doctor or therapist plus 1 space per other employee
Methadone Treatment Facilities	One-sixth Physician, Dentist and/or Therapist (i.e. 6 spaces per Physician, Dentist and/or Therapist)
Mini-Warehouses	Twenty-Five units plus 1 space per 250 square feet of office space plus 2 spaces per resident manager
Mobile Home	One-half dwelling unit (i.e. two spaces per dwelling unit)
Motor Vehicle Sales Facilities	2500 square feet of gross indoor and outdoor display areas, plus spaces required herein for other uses
Motor Vehicle Service Facilities	200 square feet of gross floor and ground area devoted to repair and service facilities plus 1 space per employee on major shift
Multiple Family Dwelling	One-third dwelling unit (i.e. three spaces per dwelling unit). Such parking spaces can take the form of private driveways or garages and/or common parking lots, both of which must be within one hundred fifty feet (150') of the unit served.
Nightclubs and Taverns	100 square feet of gross floor area plus 1 space per employee on the largest shift; or, one space per two customer seats whichever is greater.
Off-Track Betting Parlors	65 square feet of gross floor area
Other Commercial buildings	200 square feet of gross floor area
Personal Care Facility	Three accommodations (beds) plus 1 space for each employee.
Photographic, Music, Art and Dance Studios	400 square feet of gross leasable area
Professional Offices	200 square feet of gross floor area
Public Parks and Playgrounds	One-half acre (i.e. two spaces per acre) & existing parking may fulfill the requirements

Public Transportation Depot	Four seats for waiting passengers plus 1 space per employee on the largest shift
Public Uses and Public Utilities Structures	Structure
Quarries and other Extractive-Related Uses	One employee on the largest shift
Recreation Facilities - Athletic Fields	Four seats of spectator seating; or 8 per acre, whichever is greater.
Recreation Facilities - Bowling Alleys and Billiard Rooms	One-quarter Lane (i.e. four spaces per Lane) or each one Table plus 1 space per employee
Recreation Facilities - Miniature Golf Courses	One-half Hole (i.e. two spaces per Hole) plus 1 space per employee
Recreation Facilities - Picnic Areas	One-half Table (i.e. two spaces per Table)
Recreation Facilities - Skating Rinks	Two persons of legal occupancy
Recreation Facilities - Swimming Pools (other than one accessory to a Residential development)	Two persons of legal occupancy
Recreation Facilities - Tennis or Racquetball Clubs	One-quarter Court (i.e. four spaces per Court) 1 space per employee plus 50% of the spaces normally required for accessory uses
Recycling Drop-Off Facilities	One employee on the largest shift
Recycling Processing Facilities	One employee on the two largest shifts
Regulated Hunting Grounds	Minimum of 25 unpaved gravel spaces
Repair of Small Goods	600 square feet of gross floor area
Restaurants	Two seats plus 1 space per employee on the two largest shifts
Restaurants - Drive-Through	Two seats plus 1 space per employee on the two largest shifts or (if no seating, 1 space for 60 square feet of gross floor area with a minimum of 10 spaces)
Retail Sales or Rental Business, excluding Adult-Related Uses	150 square feet of gross floor area up to 800 total parking spaces, then one (1) space per 300 square feet of gross floor area thereafter, plus one per employee on the two largest shifts
Retail Service Business	200 square feet of gross floor area of display area or retail sales area plus 1 per every two employees
Riding Stables	Two stalls plus 1 space per two seats of spectator seating
Roadside Stands	Minimum 3 spaces required

Sawmills	One employee on the largest shift
School, Private and Public (<10th Grade, including Kindergarten)	Six students enrolled plus 1 space per teacher
School, Private and Public (>=10th Grade, including Colleges)	Three students enrolled plus 1 space per teacher
School, Vocational/Mechanical Trade and Adult Education Facilities	One and one-half students enrolled
Septage Compost Processing	One employee on the largest shift
Shooting Range, Indoor	One-half Shooting Station or Target Aisle (i.e. 2 spaces per shooting or target area), but not less than 1 space for each 4 seats
Shooting Range, Outdoor	Minimum of 10 unpaved gravel spaces
Single-Family Detached Dwelling	One-half dwelling unit (i.e. two spaces per dwelling unit)
Slaughtering, Rendering, Processing and Packaging of Food Products and their By-products which are produced from Remains of Animals	One employee on the two largest shifts
Stockyards and Feedlots	One employee on the largest shift
Theaters	Four seats, but half of which may be met by convenient parking shared with other business uses through shared parking, and not routinely open after 9:00 pm, plus 1 space for each employee
Townhouse	One-half dwelling unit (i.e. two spaces per dwelling unit). Such parking spaces can take the form of private driveways (outside of ROW) or garages and/or common parking lots, both of which must be within one hundred fifty feet (150') of the unit served.
Truck Stops and Motor Freight Terminals	1,000 square feet of area, or 1 space per employee on the two largest shifts
Two-Family Conversions	One-half dwelling unit (i.e. two spaces per dwelling unit) in addition to the existing DU required spaces
Two-Family Side-by-Side Dwelling	One-half dwelling unit (i.e. two spaces per dwelling unit)
Warehousing and Wholesale Trade Establishments	One employee on each of the two largest shifts
Waste Handling Facilities, Principal	One employee on largest shift, or 1 space per 1,000 square feet of gross floor area, whichever is larger
Wholesale Produce	400 square feet of floor area plus 1 space per employee on the largest shift

F. Interior Landscaping

At least 10% of the area of a parking facility containing more than twenty (20) cars either initially or cumulatively shall be devoted to interior landscaping, and conform to the standards set forth in the Carroll Township Subdivision and Land Development Ordinance Section 715.

G. Access

Unobstructed access to and from a street shall be provided. Such access shall meet the requirements of Section 708.b *Access Drives* in the Subdivision and Land Development Ordinance. No entrance or exit for any off-street parking area serving a commercial or industrial use shall be located within 100 feet of any street intersection, or in instances where one-hundred (100) feet is not achievable due to a lot that existed prior to adoption of This Ordinance lacking sufficient width, the access drive shall be located as far from the right-of-way as possible while maintaining a three (3) foot separation between the access drives and property lines.

H. Drainage and Surfacing

All open parking areas shall be properly drained and all such areas shall be paved (bituminous or concrete) in accordance with the SALDO, except for parking spaces accessory to a one-family or two-family residence.

I. Joint Facilities

Required parking spaces, open or enclosed, may be provided in spaces designed to serve jointly two or more establishments whether or not located on the same lot, provided that the number of required spaces in such joint facilities shall not be less than the total required for all such establishments.

J. Combined Spaces

When any lot contains two or more uses having different parking requirements, the parking requirements for each use shall apply to the extent of that use. Where it can be conclusively demonstrated that one or more such uses will be generating a demand for parking spaces primarily during periods when the other use or uses is not or are not in operation, the Commission may reduce the total parking spaces required for that use with the least requirement.

K. Multiple Uses in Single Structure

When two or more uses that require off-street parking spaces are located in a single structure, the separate parking requirements for each use shall be applied.

L. Location and Ownership

Required accessory parking spaces, open or enclosed, shall be provided upon the same lot as the use to which they are accessory or elsewhere, provided all spaces therein are located within 200 feet walking distance of such lot. In all cases such parking spaces shall conform to all the regulations of the District in which the parking spaces are located; and in no event shall such parking spaces be located in any Residential District unless the use to which the spaces are accessory are permitted in such Residential Districts or upon approval by the Planning Commission. Such spaces shall be in the same ownership as the use to which they are accessory and shall be subject to deed restriction, approved by the Planning Commission binding the owner and his heirs and assigns to maintain the required number of spaces available either (a) throughout the existence of such use to which they are accessory, or (b) until such spaces are provided elsewhere.

M. On Lots Divided by District Boundaries

When a parking lot is located partly in one district and partly in another district, the regulations for the district requiring the greater number of parking spaces shall apply to all of the lot. Parking spaces on such a lot may be located without regard to district lines, provided that no such parking spaces shall be located in any Residential district, unless the use to which they are accessory is permitted in such district, or upon approval of the Commission.

N. Prohibited Uses of a Parking Lot

Automobile parking lots are for the sole purposes of accommodating the passenger vehicles of persons associated with the use which requires them. Parking lots shall not be used for the following:

1. The sale, display or storage of automobiles or other merchandise;
2. Performing services (including services to vehicles);
3. Required off-street parking space shall not be used for loading and unloading purposes except during hours when business operations are suspended; and
4. Except in specifically designated areas, the parking of trucks in excess of 9,000 pounds GVW, or recreational vehicles as defined herein. This regulation shall be conspicuously posted at each entrance to parking lots for commercial or mixed uses with more than 100 spaces.

Section 415 Playhouse

Playhouses are permitted as provided in Article 2 herein, and are subject to the following requirements:

1. Playhouses shall not be located any closer to the street or access right-of-way, or the front lot line than the front of the principle structure, unless set back 150' from the street or access right-of-way, or front lot line. The front of the principle structure shall be the wall(s) facing the street or access drive right-of-way. For the purposes of this section, every lot shall have at least one front lot line, and every principle building shall have at least one front. Both the front of the principle structure and the front lot line shall be determined by the Zoning Officer, whose determination may consider information shown on plans of record, but shall not necessarily be bound thereby;
2. The maximum height of the tallest part of any playhouse shall be fifteen (15) feet; and
3. Playhouses up to ten (10) feet tall shall meet the side and rear setback requirements for accessory structures. Playhouses over ten (10) feet tall shall be set back a minimum of twenty-five feet from side and rear property lines, or shall be set back the minimum accessory structure setback from side and rear property lines, whichever is greater.

Section 416 Rooftop HVAC Equipment

Rooftop mounted HVAC equipment shall be screened on all sides with the same material as the façade of the building that contains the main building entrance.

Section 417 Setback Modifications

The setback regulations do not apply to Accessory or Appurtenant Structures as follows:

1. Bus shelters; telephone booths; and cornices, eaves, chimneys, steps, canopies, and similar extensions but do apply to porches and patios whether covered or not.
2. Fences, hedges and retaining walls.
3. The side or rear of a building when abutting an active Railroad right-of-way.
4. No side yard shall be required when two or more commercial uses adjoin side to side provided that mutual agreement in writing by the two or more

adjoining property owners is recorded at the Recorder's Office of York County.

5. Stormwater Facilities, utilities, Parking Lots, Access Drives. However, nothing in this Section shall be construed to allow these items within Landscape Screens or Buffers, unless otherwise specifically allowed within the Landscaping Requirement Section of this Ordinance.

Section 418 Sewage Disposal Systems (On-Lot)

As of the effective date of this Ordinance, all future uses that rely upon on-lot sewage disposal systems shall be required to specifically test for and secure one disposal site (field, bed, or trench) and another alternate disposal site. Both disposal sites shall be approved by the Sewage Enforcement Officer. Furthermore, the alternate disposal site shall be perpetually protected from excavation, construction, and other activities that would result in disturbance of the soils' ability to renovate sewage effluent, until such time as the alternate field is activated due to malfunction of the initial disposal site. Regardless of any maximum lot area requirements listed elsewhere in this Ordinance, the minimum required lot size may be increased to ensure an acceptable level of nitrate-nitrogen in the groundwater. Every use relying upon on-lot sewage disposal systems shall be required to properly maintain and repair such systems.

No part of any on-site sewage system shall be located within any identified floodplain area except in strict compliance with all State and local regulations for such systems. If any such system is permitted, it shall be located so as to avoid impairment to it, or contamination from it, during a flood.

Section 419 Sign Regulations

A. Purpose and Intent

1. It is the purpose of this Section to regulate the location, size, placement, and certain features of signs necessary to enable the public to locate goods, services, and facilities without difficulty and confusion, to encourage the general attractiveness of the community and to protect the property values therein. Therefore, it is the intention of this section to establish regulations governing the display of signs which will;
 - a. Promote and protect the public health, safety, and welfare.
 - b. Enhance the economy and the business and industry in the Township by promoting the reasonable, orderly and effective display of signs, and thereby encourage efficient communication with the public.

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- c. Restrict signs and lights which overload the public's capacity to receive information or which increase the probability of traffic congestion and accidents by distracting attention or obstructing vision.
 - d. Promote signs which are compatible with their surroundings, are appropriate to the type of activity to which they pertain and are expressive of the identity of the proprietors and other persons displaying signs.
2. Any sign and/or outdoor advertising device hereafter erected, placed, constructed, altered, and/or maintained within the Township shall conform with the provisions of this Ordinance.

B. Permit Required

Except for signs exempted under 419.C of this Chapter no person, firm, corporation or partnership shall erect, place, alter, construct, or cause to be erected, placed, altered, or constructed, any sign on any property within the Township until a permit for the same has been granted by the Township when required by this Ordinance. Property owners who authorize or allow any sign on their property shall ensure that all provisions of this Chapter are adhered to and will be held responsible for any violations. In cases where a sign is erected by others without the property owner's permission and the property owner is unable or unwilling to remove said sign, the Township may remove the sign.

1. Application for a permit shall be made on an authorized Township permit application available at the Township Building and shall be accompanied by the following documents:
 - a. A completely legible detailed scale drawing at a scale no smaller than one-half (1/2) inch equals one (1) foot showing the sign size and proposed lettering, symbols, and any and all other proposed details of the sign.
 - b. A completely legible detailed scale drawing at a scale no smaller than one (1) inch equals forty (40) feet showing the proposed sign location.
 - c. A description of its construction, including a materials description and colors of sign and supporting structure.
 - d. Written authorization of the owner of the property to construct the sign if other than the applicant.

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2. After a permit to erect, place, alter, or construct a sign has been obtained and work has been completed as specified in the application, the owner of the sign shall notify the Township which will then inspect the sign.
 3. Permit fees shall be as established by Resolution of the Board of Supervisors.
 4. The permit fee shall be paid at the time of permit application.

C. Signs and Activities Permitted in All Districts and Permit Exceptions

The following signs or activities are permitted in all Zoning Districts but shall not require a sign permit.

1. Signs of a constituted governmental body.
2. The display of flags of a nation; association of nations; political subdivisions; military flags of forces of the United States of America and forces of nations with which diplomatic relations are conducted with the United States of America; nonprofit organizations; educational organizations accredited by the State of Pennsylvania; corporations; and flags memorializing a national defense event or situation past or present. See other Sections of this Ordinance for special conditions regarding certain signs.
3. Memorial tablets (as is typically placed in cemeteries).
4. Historic markers erected by the State of Pennsylvania, Carroll Township or its designee.
5. Signs which display address numbers only with a face sixty (60) square inches or less.
6. Seasonal displays and decorations which do not advertise a product or service.
7. Normal maintenance and repair of a conforming or existing nonconforming sign exclusive of any alteration.
8. Banners advertising civic events only when authorized by the Township and banners advertising grand opening events subject to 419.F.1.a.
9. Home/garage/yard sale signs subject to 419.F.1.g.
10. Public auction signs subject to 419.F.1.j.
11. Temporary real estate signs subject to 419.F.1.k.

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12. Political campaign signs subject to 419.F.1.h.
 13. Civic/charitable signs subject to 419.F.1.b.
 14. All signs within a building that are not visible from outside the building.
 15. Prohibition signs, such as “No Trespassing,” “No Dumping,” “No Hunting,” and other similar signs erected by the property owner for the protection or preservation of his or her property subject to 419.F.1.i.
 16. Temporary window signs
 17. Temporary directional signs subject to 419.F.1.e.
 18. Signs on gasoline dispensing pumps, including price registers, gallonage registers, pump identification numbers, instruction signs pursuant to the use of pumps and those signs required by law to be displayed on the pump, but not including the gasoline brand names, unless the lettering or symbol is one (1) square foot or less in area and is limited to one (1) such identification on a maximum of two (2) sides of each pump.
 19. Signs indicating direction of door movement if such signs are less than one (1) square foot in area and have no advertising value.
 20. Celebration Flags subject to requirements of Permanent Sign Requirements Table.
 21. Traffic Control signs such as stop, one-way, do-not enter, and no parking.
 22. Lamppost Flags subject to requirements of Permanent Sign Requirements Table.

D. Sign Types Defined

AWNING SIGN – A sign on a fixed or retractable fabric shelter that is supported entirely from the exterior wall of an enclosed building.

BANNER – A sign intended to be hung, either with or without a frame, which sign is made of cloth or similarly flexible material, but excluding flags as permitted by the provisions of 419.F.1.a.

BILLBOARD – A sign having a sign face in excess of thirty-two (32) square feet and a vertical sign face dimension in excess of three (3) feet.

CELEBRATION FLAG – An ornamental flag such as those symbolizing the theme of a celebration and/or the recognition of a season, holiday, theme, or event, with no commercial advertising value.

CONSTRUCTION PROJECT DIRECTIONAL SIGN – An on-premises temporary sign conveying instructions or directions to construction or delivery vehicles but containing no advertising or commercial value.

CONSTRUCTION PROJECT SIGN – A temporary on-premise sign identifying the name of a project, basic information about the project, consultants, contractors, funding sources, owner, property manager, and contact information, but containing no advertising or commercial value.

DIRECTIONAL SIGN – A sign providing necessary information to facilitate safe and efficient traffic flow and is located on a site other than the site of the facility or event to which the sign directs. The sign must direct to a facility or event located within Carroll Township, or Dillsburg Borough.

FLASHING, BEACON, STROBE, or MOVING SIGN – A sign with any visible moving or rotating parts, flashing or intermittent illumination, or color changes caused by electrical, mechanical, or other means. Electronic moving message boards, time-temperature sign and search lights are included in this definition.

FREE-STANDING SIGN – A sign not more than eight (8) feet in height, which is not attached to any building but is supported in poles, frames, or similar structures.

GROUND SIGN – A free-standing sign located on, or close to the ground, the height of which is not more than four (4) feet above the ground.

INFLATABLE SIGN – An advertising device, including tethered balloons, for the primary purpose of advertising that is either expanded to its full dimension and/or supported by gases contained within the sign or its sign parts, at a pressure greater than atmospheric pressure.

INFORMATION SIGN – An on-premises sign conveying instructions or directions with respect to the use of the premises including parking, entrance-exit signs, signs noting the availability of rest rooms, telephones or other public conveniences on the property where the use occurs.

LAMPPOST FLAG – An ornamental flag which symbolizes a celebration, season, holiday, theme, or event, which flag is attached to a lamppost supporting privately owned lighting fixtures, with no commercial advertising message or value.

MULTI-USE IDENTIFICATION SIGN – A sign used on a site which is occupied by separate entities on a single parcel of land which sign is used to advertise more than one entity.

PERMANENT WINDOW SIGN – Signs affixed directly on or behind a translucent surface, including windows and doors, that are visible from the exterior.

POLE SIGN – A free-standing sign greater than eight (8) feet, but not more than fifteen (15) feet, in height, supported on poles, frames or similar structures.

PORTABLE SIGN – Any sign which is movable and not permanently affixed to a building, structure or the ground such as, but not limited to, sidewalk signs and sandwich boards.

PROHIBITION SIGN – A sign erected on a property to protect or preserve said property, such as a “No Trespassing,” “No Dumping,” or “No Hunting” sign.

PROJECTING SIGN – A sign mounted on a wall perpendicular to the building surface or projecting more than twelve (12) inches from the wall.

ROOF SIGN – A sign erected over or partially over or on the roof or any part of the roof as projected toward the sign, or wholly or partially dependent upon the roof of any building or structure for support, or attached to the roof in any way.

SIGN AREA – That area enclosed by one continuous line, connecting the extreme points or edges of a sign. The area shall be determined using the largest sign area or silhouette visible at any time from any point. This area does not include the main sign support structure, but all other ornamental elements, inner connecting links, trim, etc. which are not part of the main supports of the sign are to be included in determining sign area. When attached to or painted on a surface, a building, canopy, awning, wall or window, the sign area is that of a polygon with the smallest circumference that still encompasses all of the letters, symbols, and or ornamental elements. All visible faces of a multifaced sign shall be counted separately and then totaled in calculating sign area.

SIGN HEIGHT – A distance measured from the lowest ground elevation directly beneath a sign to the highest point of the sign or sign structure.

STREAMER – A long, narrow, ribbon-like strip of cloth or fabric, colored paper, etc., hanging loose at one end, suspended from, or attached to, a rope, wire, string or pole, grouped in series, and normally designed to move in the wind.

TEMPORARY WINDOW SIGN – Signs affixed directly on or behind a translucent surface, including windows and doors that are visible from the exterior, and which are displayed for not more than thirty (30) days.

TEMPORARY DIRECTIONAL SIGN – Directional signs deemed necessary to facilitate safe and efficient traffic flow for special sports, school, entertainment, amusement, recreational, theatrical, cultural or historical events.

VEHICLE SIGN – A permanent or temporary sign affixed, painted on, or placed in or upon any parked vehicle, parked trailer, or other parked device capable of being towed, which is displayed in public view under such circumstances as to location, time of day, duration, and availability of other parking space, which circumstances indicate that the primary purpose of said display is to attract the attention of the public rather than to reflect the customary use of such vehicle. The display of signs within or upon a vehicle advertising the sale of said vehicle shall not be considered to be a vehicle sign for the purpose of this definition.

WALL SIGN – A sign that is painted or mounted parallel to a building wall and projects not more than twelve (12) inches from the wall.

E. Prohibited Signs

The following signs are prohibited at any location in Carroll Township:

1. Signs which are attached or otherwise affixed to trees or other vegetation, rocks, street lights, utility poles, other than official traffic signs.
2. Signs which imitate traffic control devices.
3. Banners, except for banners permitted in 419.C.8, 419.C.9, flags, except for flags permitted in 419.C.2, 419.C.20, 419.C.21, 419.C.22, and spinners, streamers, valances and similar attention attracting devices.
4. String lights, strip lights used to attract attention other than seasonal holiday decorations.
5. Inflatable signs.
6. Roof signs
7. Flashing, beacon, strobe, or moving signs, except for those signs of a constituted governmental body.
8. Portable signs, except for those signs necessary to be used as warning signs to bring attention to construction activity, temporary road hazard or the like.
9. Vehicle signs.
10. Billboards, unless authorized by the grant of conditional use by the Board of Supervisors.
11. Any sign erected in such a manner as to obstruct free and clear vision on any street or driveway intersection, or obstruct the view of any traffic sign or signal.

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12. Any sign which is erected within any street right-of-way, public utility right-of-way, or railroad right-of-way, except official traffic, government, utility, or railroad signs which have no advertising value, and except temporary (displayed not more than 30 calendar days in any given year) directional signs and banners advertising community events when specifically authorized by the Board of Supervisors.
 13. Any sign, including its support structure, advertising a profession, use, activity, or business no longer conducted or which advertises a profession, use, activity, or business which is illegal.
 14. Any sign which obstructs free ingress to or egress from a fire escape, door, window, or other means of ingress or egress.
 15. Any sign painted or affixed to any outdoor bench, chair, parking or access drive light pole or similar article.
 16. Any sign, except authorized directional signs, billboards, political campaign signs, and home/garage/yard sales signs, signs which are located on a site other than the site to which the advertisement or message refers.
 17. Signs erected so as to have the back or nonmessage side of the sign face, if greater than eight (8) square feet, visible from any adjacent street frontage, other than alleys.

F. Special Conditions for Certain Signs or Activities Not Requiring a Sign Permit and Regulations Pertaining to Signs.

1. The following signs are exempted from requiring a permit by 419.C but are subject to the following provisions:
 - a. Banners.
 - (1) Banners advertising a grand opening event may be erected on the property where the facility which is having a grand opening is located.
 - (2) Such grand opening banners may be displayed for a maximum period of time of four (4) weeks.
 - (3) Such grand opening banners shall be displayed no longer than two weeks before the commencement of the grand opening event, nor shall any grand opening banner be displayed later than two weeks after the commencement of the grand opening event.

b. Civic/Charitable/Church Signs.

- (1) Signs advertising charitable organizations or their activities may be erected subject to the following provisions:
 - i. The area of any such sign shall not exceed eight (8) square feet per side, per organization or activity up to the maximum area allowed in the applicable zoning district for the sign type being proposed.
 - ii. The height shall not exceed eight (8) feet.
 - iii. The sign must advertise a charitable organization or event located in Carroll Township or Dillsburg Borough.
 - iv. Signs advertising activities may be erected no earlier than three (3) weeks prior to the date of the activity and shall be removed no later than one (1) week after the completion of the activity.
- (2) Signs advertising a public or private school or their activities may be erected subject to the following provisions:
 - i. The area of any such sign shall not exceed forty-five (45) square feet per side.
 - ii. The height shall not exceed ten (10) feet.
 - iii. The sign may include an additional area of seven (7) square feet to identify the street address of the facility.
 - iv. One such sign may be erected per road frontage, with a maximum number of two (2) signs.
- (3) Signs advertising a church or their activities may be erected subject to the following provisions:
 - i. The area of any such sign shall not exceed thirty (30) square feet per side.
 - ii. The height shall not exceed six (6) feet.
 - iii. The sign may include an additional area of three (3) square feet to identify the street address of the facility.
 - iv. One such sign may be erected per road frontage, with a maximum number of two (2) signs.

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- c. Construction Project Directional Signs, Temporary. Signs meeting the definition of a Construction Project Directional Sign may be erected subject to the following:
- (1) Four (4) signs may be erected per approved Final Land Development Plan or Final Subdivision Plan.
 - (2) The area of one (1) side of any such sign shall not exceed eight (8) square feet.
 - (3) The maximum height shall be six (6) feet.
 - (4) All signs shall be removed prior to issuance of any Certificate of Occupancy.
- d. Construction Project Signs, Temporary. Signs meeting the definition of a Construction Project Sign may be erected subject to the following:
- (1) One sign may be erected per Land Development Plan.
 - (2) Signs are not allowed within the RS-1, RS-2, RS-3, AC, RA Zones.
 - (3) The area of one (1) side of any such sign shall not exceed thirty-two (32) square feet.
 - (4) No more than one (1) Temporary Construction Project Sign may occupy a parcel at one time.
 - (5) The maximum heights shall be ten (10) feet.
 - (6) The sign shall be removed prior to issuance of any Certificate of Occupancy.
- e. Directional Signs, Temporary. Temporary directional signs may be erected when, the Township determines, such sign or signs are necessary to facilitate the safe and efficient traffic flow for special sports, school, entertainment, amusement, recreational, theatrical, cultural, or historical events, subject to the following provisions:
- (1) The area of such signs shall not exceed eight (8) square feet per side.
 - (2) The height of such sign shall not exceed six (6) feet.
 - (3) The sign shall be erected no earlier than two (2) days prior to the special event and shall be removed within one (1) day following the special event.

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- f. Flags.
- (1) Corporate flags, nonprofit organization flags, and educational organization flags shall not be displayed at more than twice the height of the tallest building located on the same site as the flag when a ground or wall mounted flagpole is used.
 - (2) Corporate flags, nonprofit organization flags, and educational organization flags, shall be displayed only on a property where the corporation or organization's facilities exist, and such flags shall be located a minimum of two hundred (200) feet from a like flag located on the same site, and are limited to one per public road frontage.
- g. Home/Garage/Yard Sales Signs. Signs advertising home, garage and yard sales, and the like, as differentiated from signs advertising established commercial enterprises, may be erected subject to the following provisions:
- (1) Signs may be erected on the same street and/or within one thousand six hundred (1,600) feet of the sale site.
 - (2) The area of any such sign shall not exceed four (4) square feet per side.
 - (3) The height shall not exceed six (6) feet.
 - (4) Only two (2) such signs may be erected on any property, unless the property fronts on two (2) streets, in which case two (2) signs are authorized on each street frontage.
 - (5) The sign shall be installed no earlier than two (2) days prior to the sale and shall be removed within two (2) days after the sale.
- h. Political Signs may be erected subject to the following provisions:
- (1) The area of any such sign shall not exceed eight (8) square feet per side.
 - (2) The height of any such sign shall not exceed four (4) feet.
 - (3) Signs may be erected not more than thirty (30) days prior to the election and shall be removed within two (2) days after the election.
- i. Prohibition Signs may be erected subject to the following provisions:

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- (1) One (1) sign may be erected for each one hundred (100) feet of street perimeter.
 - (2) The area of any such sign shall not exceed four (4) square feet per side.
 - (3) Sign shall not exceed six (6) feet in height.
- j. Public Auction Signs. Signs advertising public auctions or sales, as differentiated from signs advertising established commercial enterprises, may be erected subject to the following provisions:
- (1) The sign may be erected only upon the property on which the sale is going to be held.
 - (2) The area of any such sign shall not exceed six (6) square feet per side.
 - (3) The height shall not exceed six (6) feet.
 - (4) Only one (1) such sign may be erected on any property, unless the property fronts on two (2) streets, in which case one (1) sign is authorized on each street frontage.
 - (5) The sign shall be installed no earlier than two (2) weeks prior to the date of the sale and shall be removed no later than two (2) days after the date of the sale.
- k. Real Estate Signs, Temporary. Signs advertising the sale, lease or rental of property may be erected subject to the following:
- (1) One (1) sign may be erected for each three hundred (300) feet of frontage of fraction thereof.
 - (2) The area of one (1) side of any such sign shall not exceed eight (8) square feet, except that the area of the sign may be increased to a size not to exceed thirty-two (32) square feet per side when the sign is erected a minimum distance of one hundred (100) feet from any dwelling located on the same side of the street as the sign and the sign is located in the Commercial Highway or Limited Industrial Zones.
 - (3) Such signs may be erected only on the property to which the sign pertains, shall be removed within two (2) days after the settlement of the sale or consummation of the lease or rental.

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- (4) The height of a real estate sign permitted to have a maximum area of eight (8) square feet per side shall be six (6) feet maximum, and the maximum height of a sign permitted to be thirty-two (32) square feet shall be ten (10) feet.

2. Specific Sign Regulations

The tables on the following pages list requirements imposed upon permanent signs as permitted by the Township:

a. Permanent Sign Requirements						
Sign Type	Maximum Permitted Number*	Maximum Sign Area per face (Square Feet)	Maximum Height (Feet)	Permitted Zones	Other Requirements	Permit Required?
Awning Sign	1	4	12	C, MU-1, MU-2, I	7' Clearance under awning, 12" maximum letter/symbol height.	Yes
Billboard	1	300	20	C, I	Permitted by Conditional Use.	Yes
Celebration Flag	3	15	25	All	Maximum permitted number is per dwelling or non-residential entity.	No
Directional Sign	1**	2	8	C, MU-1, MU-2, I	Sign shall not contain a message or symbol having advertising value.	Yes
Free-Standing Sign	1	32	8	C, MU-1, MU-2, I	If pole sign is erected, Free-Standing Sign is prohibited.	Yes
Ground Sign	1 per street frontage	24	4	C, MU-1, MU-2, I, RS-1, RS-2, RS-3, RA	Maximum sign face of 12 feet measured horizontally, In RS-1, RS-2, RS-3, RA and AC Districts, Ground Sign limited to identifying name of the subdivision or community.	Yes
Information Sign	4	4	8	C, MU-1, MU-2, I		Yes
Lamppost Flag	2 per lamppost	15	16	C, MU-1, MU-2, I	Sign shall not contain a message or symbol having advertising value, 12' min. clearance to pavement, 8' min. clearance to other ground areas.	No
Multi-Use Identification Sign	1	Varies See Area Table	15	C, MU-1, MU-2, I	Prohibited if Pole Sign or Free-Standing Sign is erected on property.	Yes
Permanent Window Sign	No Limit	Varies	None	C, MU-1, MU-2, I	May occupy a maximum of 15% of each window or each door area.	Yes
Pole Sign	1	25	15	C, MU-1, MU-2, I	Minimum Clearance to the ground at the base of the sign is 8', maximum sign face of 7' measured vertically, 8' measured horizontally, Prohibited if Free-Standing Sign is erected.	Yes
Projecting Sign	1	12	Varies	C, MU-1, MU-2, I	Max. height is the lesser of the upper building face and the lowest part of the roof; sign must not encroach on windows; Minimum Clearance to the ground under the sign is 8'; max extension from building is the lesser of 6' or 1/3 of sidewalk width; maximum sign face of 3' measured vertically.	Yes
Wall Sign	1 per principal use	40		C, MU-1, MU-2, I	Max. height is the height of the upper building face, the lowest part of the roof; sign must not encroach on windows; maximum sign face of 30" measured vertically.	Yes

* The information in this column does not supercede and is subordinate to the requirements of the "Number and Types of Signs Allowed" section of this Ordinance.

** One sign allowed for any given use or property.

b. Area Table: Multi-Use Identification Sign				
Number of Entities	Maximum Sign Face Area (Square Feet)	Maximum Height (Feet)	Maximum Sign Face Dimension (Feet)	
			Vertical	Horizontal
2	40	15	8	8
3	45	15	9	9
4	50	15	10	10
5	55	15	10	10
6	60	15	11	11
7	65	15	11	11
8	70	15	12	12
9	75	15	12	12
10 or More	80	15	13	13

c. Total Allowable Sign Area.

- (1) The total allowable sign area for all applicable signs shall not exceed one (1) square foot for each linear foot of building front per street frontage, not to exceed a total of two hundred (200) square feet. All signs, except for those exempted for permits in 419.C, information signs, and directional signs, shall be counted in calculating the allowable sign area. Wall signs on those properties abutting a public street or public streets other than alleys, for a closest distance in excess of three hundred (300) feet as measured to the ROW Line shall not be counted in calculating total allowable sign area.
- (2) On multi-street frontage locations, the total allowable sign area for all applicable signs on each additional street frontage other than the principal street frontage shall be located only on that street frontage and shall not exceed one (1) square foot for each linear foot of building front on the additional street frontage, but not to exceed a total of one hundred (100) square feet. All signs, except for those exempted from permit requirements in 419.C, information signs, and directional signs, shall be counted in calculating the total allowable sign area. Wall signs on those properties abutting a public street or public streets other than alleys, for a closest distance in excess of three hundred (300) feet as measured to the ROW Line shall not be counted in calculating total allowable sign area.
- (3) The Zoning Hearing Board may grant a special exception to allow larger signs or greater than the prescribed total allowable sign area per street frontage where unique conditions exist on the property or in the immediate area which would cause signs of the normally prescribed areas to be of lower communication value than that which would exist on another property in the same zoning district where such unique conditions do not exist. In granting such special exception the Zoning Hearing Board shall find that, in addition to the unique conditions aforementioned, the proposed departure from sign area shall not:
 - i. Adversely affect the health and safety of persons in the area of the sign.
 - ii. Be detrimental to the use or change the essential character of the area in which the sign is located.
 - iii. Be contrary to the provisions of 419.A of this Chapter.

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- iv. Exceed a one-third (1/3) increase in the total allowable sign area, or other maximum standards of this Ordinance.

d. Number and Types of Signs Allowed.

- (1) The allowable number of signs shall not exceed two (2) per street frontage and three signs per property. All signs, except for those exempted for permit in 419.C, and information signs shall be counted in calculating the number of allowable signs. Wall signs on those properties abutting a public street or public streets other than alleys, for a closest distance in excess of three hundred (300) feet as measured to the ROW Line shall not be counted in calculating total allowable signs.
- (2) There shall be no more than three (3) types of signs allowed per property. All signs, except for those exempted for permits in 419.C, information signs, and directional signs, shall be counted in calculating the types of signs allowed. Wall signs on those properties abutting a public street or public streets other than alleys, for a closest distance in excess of three hundred (300) feet, shall also not be counted in calculating the types of signs allowed.

e. Location of Signs. No sign shall be located within two (2) feet of a side property line as defined and required in this Ordinance unless specifically authorized by this Ordinance.

f. Materials, Illumination, Color and Shape.

- (1) Signs shall not use reflectorized background or letters or figures, except for directional signs.
- (2) Signs and supporting structures shall be constructed of wood, metal, brick, stone, plastic, or glass, or a combination of these materials.
- (3) Sign and supporting structure materials and colors shall be compatible with the buildings and other signs on the premises.
- (4) Sign faces shall not be composed of more than three (3) colors not including black, white, and gold, except that a portion of the sign face may be composed of unlimited colors to the extent that not more than one hundred fifty (150) square inches of sign area shall exceed the maximum of three (3) colors other than black, white, and gold, which area has a maximum horizontal dimension of twenty (20) inches and a maximum vertical dimension of twenty (20) inches.
- (5) Sign supporting structures shall be only one (1) color.
- (6) Signs shall be illuminated only by a white or amber, steady, internal or external stationary light of reasonable intensity

directed at the sign, without causing glare for motorist, pedestrians or neighboring properties. Colored neon signs may be utilized if such signs are located inside a window or door.

g. Nonconforming Signs.

Except for changes to bring an existing nonconforming sign into full conformance with this Chapter, a nonconforming sign in any sign district cannot be enlarged, extended, relocated, structurally reconstructed, or altered.

Section 420 Shared Driveways

Shared driveways shall not be shown as a means of access to or from a proposed building lot on any Subdivision Plan.

Section 421 Slope Of The Ground Along Property Lines

In areas zoned AC, RA, RS-1, RS-2, RS-3, and for uses adjoining these zones or a Residential Use, the following slope restrictions apply:

Where the slope of the ground within 10 feet of a property line (except a right-of-way line) exists as less than twenty percent, the existing slope of the ground shall not be altered within 10 feet of an existing property line (except a right-of-way line) to create a slope of more than twenty percent. If the slope of the ground within 10 feet of a property line exists as more than twenty percent, the existing slope of the ground shall not be altered within 10 feet of the property line (except a right-of-way line). In all cases slopes shall be as determined by the Township Engineer. The construction of grass lined drainage swales in accordance with the Township Stormwater Management Ordinance shall be exempt from this requirement. To the extent that other Township Ordinances have more restrictive slope requirements, the more restrictive requirements shall apply.

Section 422 Temporary Occupancy Restrictions

No persons or family shall be permitted to permanently reside within any tent, travel trailer, bus, boat, camper, or motor home. However, temporary occupancy of a tent, travel trailer, camper, or motor home shall be permitted within an approved campground or for periods of up to fourteen (14) days in any calendar year on ones own property or with the permission of the property owner.

Section 423 Unenclosed Storage

- A. Vehicular Storage** All areas used for the storage of vehicles shall be maintained so as to keep vegetation properly trimmed and debris or litter disposed of regularly. All vehicles shall be maintained to prevent the leakage of fuels and/or lubricants into the ground. Other than a junkyard, no unlicensed, uninspected or unregistered vehicles, boats or trailers shall be stored outside an enclosed building. Within the AC, RA, RS-1, RS-2, RS-3, and MU-1 Zones trucks with a gross weight in excess of 9,000 pounds, recreational vehicles, boats, or trailers shall:
1. No vehicle, combination or trailer greater than thirty feet (30') in length may be stored anywhere within ten feet (10') of a property line;
 2. Parking or outside storage of a recreational vehicle is limited to one (1) unit per lot;
 3. On-street parking of unlicensed, unregistered, or uninspected automobiles, trucks with a gross weight in excess of 9,000 pounds, recreational vehicles, or utility trailers is prohibited;
 4. Notwithstanding the provisions cited above, a unit may be parked anywhere on the lot during active loading, unloading, or servicing of the unit for a period of time not in excess of thirty-six (36) hours; and,
- B. Accessory Outdoor Storage**
- In all Zones, no accessory outdoor storage is permitted between any building front (as determined by the Zoning Officer) and any street or access right-of-way line.
- C. Outdoor Stockpiling**
- In all zones, no outdoor stockpiling of any material (except firewood) is permitted between any building front (as determined by the Zoning Officer) and any street or access right-of-way line;
- D. Trash, Garbage, or Refuse**
- Except as provided in Article 3 of this Ordinance, the outdoor accumulation of trash, garbage, or refuse for a period exceeding fifteen (15) days is prohibited;
- E. Domestic Composts**
- The placement of framed enclosure composts, not to exceed a dimension of ten feet in width or length, and a height of four feet, as an accessory residential use is permitted. Only waste materials from the residential site shall be deposited

within the compost and in no case shall meat, or meat by-products, be composted. All composts shall be properly maintained so as not to become a nuisance to nearby properties.

Section 424 Vehicular Access

Every lot hereafter created shall be adjacent to and gain direct access from (i) a public street, (ii) a street dedicated to the Township, or (iii) a private street improved to the standards of a public street as established by the SALDO.

Section 425 Waste Handling Requirement

Required Information

- A. All commercial, industrial, institutional, and health-care related uses shall be required to continuously maintain the following information regarding materials and waste handling, including:
1. Listing of all materials to be used and/or produced on the site;
 2. Listing of all wastes generated on the site; and
 3. Written evidence that the storage, treatment, processing, transfer, and disposal of all materials and wastes shall be accomplished in a manner that complies with all applicable Federal, State, County, and municipal requirements, including, but not limited to, the following:
 - a. The Pennsylvania Municipal Waste Planning, Recycling and Waste Reduction Act (Act 101);
 - b. The Pennsylvania Solid Waste Management act (Act 97);
 - c. The Federal Emergency Management Act;
 - d. The Federal Superfund Amendment and Reauthorization Act;
 - e. The Pennsylvania Hazardous Materials Emergency Planning and Response Act; and
 - f. The Pennsylvania Low-Level Radioactive Waste Disposal Act.

B. Material Safety Data (MSDS) Sheets

All commercial, industrial, institutional, and health-care related uses shall be required to furnish Material Safety Data (MSDS) Sheets to the Township within 30 days of receipt of any required MSDS update.

Section 426 Well Drilling Requirements

Prior to issuance of a certificate of occupancy the applicant shall draw a raw water sample and test for Nitrates, Fecal Coliform, and Total Coliform. The data sheet and summary of test results, together with the recommendations as to the suitability of the well or wells for the intended uses and the results of the water quality test shall be provided to the Township. All testing reports shall state the name of the individual performing the test, procedures used for sampling, time and date of sampling and the location from which the sample was taken. The Township reserves the right to sample the water and verify the testing results prior to issuance of an Occupancy Permit.