

#### SECTION 607 COMMUNICATIONS RECEIVING AND TRANSMITTING FACILITY

In all zones telephone or telegraph exchange, radio or television broadcasting towers, micro-relay stations and similar facilities are permitted subject to the requirements of the zone in which located except as herein modified and provided:

1. No public business office or storage yard shall be operated in connection with such.
2. Climbing access to the tower shall be secured from use by unauthorized persons.
3. Buffers and screens a minimum of six (6) feet high shall be provided to protect neighboring properties. This includes, but is not limited to fences, walls, and plantings.
4. Any exterior lighting shall be directed away from all adjacent properties.

#### SECTION 608 CONVALESCENT HOME, NURSING HOME OR HOSPITAL

1. Minimum lot area is one (1) acre.
2. Minimum of one hundred fifty (150) feet lot width.
3. Minimum of fifty (50) feet setback from all property and street lines.
4. Access shall be by an arterial or collector street.
5. Buffers and screens a minimum of six (6) feet high shall be provided to protect neighboring properties. This includes, but is not limited to, fences, walls, and plantings.

#### SECTION 609 DOMICILIARY CARE HOME

1. Domiciliary care operations shall be conducted as an accessory use to primary use of the property as a single family residence.
2. The home must comply with all local regulations including but not limited to fire, health and building codes.

#### SECTION 610 GROUP DAY CARE HOME

1. All group day care homes shall obtain a license from the Pennsylvania Department of Welfare and shall provide a copy of the certificate to the Borough.
2. Outdoor play areas for children shall be enclosed to protect the health and safety of the children.
3. There shall be a minimum of two care givers at all times when there are more than six (6) persons being cared for present.
4. Day care operations shall be conducted so as to be clearly incidental and accessory to the primary use of the property as a residential dwelling.

#### SECTION 611 GROUP QUARTERS

1. A minimum of two hundred fifty (250) square feet of habitable floor space shall be provided for each occupant.
2. A common kitchen and dining facility shall be provided and no cooking or dining facilities shall be provided individual rooms or suites. This provision is not intended to require such facilities if the affiliated institution provides them elsewhere.
3. Public sewer and water are required.
4. Off-street parking shall be in accordance with the requirements for a single-family dwelling.
5. All group quarters shall comply with all applicable building, health, fire and safety codes.

#### SECTION 612 HOME OCCUPATION

Subject to the requirements below, the following home occupations may be authorized only in a dwelling unit or accessory building: physician, dentist, clergyman, lawyer, engineer, accountant, architect, teacher, artist, licensed insurance or real estate agent, seamstress, barber, beautician and similar service occupations and professions.

1. Employees: no person other than a resident of the dwelling may practice the occupation. No more than 2 persons shall be employed to provide secretarial, clerical or other assistance.

2. Pupils: no more than two pupils may receive instruction at a time.
3. Coverage: not more than 30 percent (30%) of the habitable floor area of the dwelling unit may be devoted to a home occupation. If located in an accessory building, the total area devoted to home occupation shall not exceed an area equal to 50 percent of the habitable floor area of the dwelling unit.
4. Appearance: the character or external appearance of the dwelling unit must be that of a dwelling. No display of products may be shown so as to be visible from outside the dwelling or accessory building. A sign not larger than two (2) square feet in area is permitted and may be illuminated only by indirect lighting.
5. Parking: In addition to the required parking for the dwelling unit, additional parking is required as follows for each home occupation:
  - a. one space for the home occupation and one space for each non-resident employee
  - b. a minimum of two spaces for patrons
  - c. The layout of parking facilities shall be in accordance with Section 507.E.

#### SECTION 613 HOUSE OF WORSHIP

1. All off-street parking areas shall be at least 25 feet from the street right-of-way line.
2. Buffers and screens a minimum of six (6) feet high shall be provided to protect neighboring properties. This includes, but is not limited to, fences, walls, and plantings.
3. Any associated residential use shall either be located on a separate lot or be positioned so that the lot on which it and the house of workshop are located could be subdivided, separating each use yet meeting all applicable dimensional requirements of the zone in which located. The residential use shall be subject to all applicable regulations of this ordinance.
4. Any associated educational or day care uses shall be accessory and located on the same lot as the house of worship.

SECTION 614 KEEPING OF LIVESTOCK OR SMALL ANIMALS

1. Such use shall be accessory and clearly incidental to the primary use of property for residential purposes. Livestock, small animals or poultry shall be kept only as pets, for pleasure or to provide food for the residents of the premises where the livestock, small animals or poultry are kept.
2. In no event shall the number of livestock, small animals or poultry kept exceed the following --  
GROUP ONE - If the average adult weight is less than 10 pounds, they shall be permitted at a density of four (4) per acre, with a maximum number of 20 per lot.

GROUP TWO - If the average adult weight is greater than sixty-five (65) pounds, they shall be permitted at a density of two (2) per acre, with a maximum of 20 per lot.

GROUP THREE - If the average adult weight is greater than sixty-five (65) pounds, they shall be permitted at a density of one (1) per acre, with a maximum of ten (10) per lot.

The keeping of a combination of animal types shall have a maximum density equal to the ratio of the number of animals by type. In no case shall a lot contain more than 20 livestock, small animals or poultry.

3. All poultry, livestock and small animals shall, except while pasturing, grazing, feeding or exercising, be housed in a building erected and maintained for that purpose. Such buildings shall only be located in the rear yard; shall be set back at least fifty (50) feet from any property line and shall be no closer than one hundred (100) feet to any existing residence on adjacent land.
4. All outdoor pasture/recreation areas shall be enclosed by a fence to prevent the escape of the animals. All such enclosures shall be set back at least ten (10) feet from any property line.
5. All livestock, small animal and poultry waste shall be properly stored and disposed of so as not to create a public health hazard or nuisance as defined by Local or State Codes.

SECTION 615 LAUNDRY, DRY CLEANING

1. Access shall be via an arterial or collector street.
2. Public sewer and water must be utilized. Applicable limitations on the quantity and quality of sewage that may be discharged into the Borough Sewer System, as the same may exist from time to time, shall be observed at all times.
3. Satisfactory evidence must be presented to show that adequate disposal of toxic materials will be provided in a manner that will not be public health hazard or a public nuisance.

SECTION 616 MOBILEHOME PARK

1. The minimum parcel area shall be five acres.
2. Each mobilehome lot (not including the street right-of-way) must be not less than 5,500 square feet in area and not less than 55 feet wide at the minimum required building setback line.
3. Public water and sewer must be utilized.
4. Regardless of lot size, the side yard distances measured from outside each mobilehome to the lot line shall not be less than thirty (30) feet in total and no one side yard distance less than twelve (12) feet. Front yards shall not be less than twenty (20) feet and rear yards shall not be less than ten (10) feet and in no case shall the distance between any two (2) mobilehomes be less than thirty (30) feet. In addition, no mobilehome or other improvement shall be permitted within seventy-five (75) feet of any adjoining property.
5. The Zoning Hearing Board may require suitable screen planting, or may further restrict the proximity of mobilehomes or other improvements to adjoining properties, or may attach such other conditions and safeguards to the use of land for a mobilehome park as the Board may deem necessary to protect the general welfare.
6. A mobilehome park and extension thereof shall also comply with all applicable state and/or municipal regulations now in effect or hereafter enacted.