

ORDINANCE NO. 853-2023

AN ORDINANCE OF EAST PENNSBORO TOWNSHIP, CUMBERLAND COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF EAST PENNSBORO TOWNSHIP, NAMELY CHAPTER 23 (DESIGN AND NATURAL RESOURCES), TO ESTABLISH PART II (PARKING) AN ORDINANCE ESTABLISHING DEFINITIONS AND REGULATIONS OF OFF-STREET PARKING AREAS FOR COMMERCIAL, BUSINESS, AND RESIDENTIAL USES WITHIN THE TOWNSHIP; TO ESTABLISH PART III (SIGNAGE) AN ORDINANCE ESTABLISHING DEFINITIONS AND REGULATIONS OF SIGNAGE FOR RESIDENTIAL AND NON-RESIDENTIAL USES WITHIN THE TOWNSHIP; TO ESTABLISH PART IV (DESIGN STANDARDS AND NATURAL RESOURCES) AN ORDINANCE ESTABLISHING REASONABLE DESIGN AND IMPROVEMENT STANDARDS FOR PUBLIC IMPROVEMENTS RELATED TO LAND DEVELOPMENT WITHIN THE TOWNSHIP; AND REPEALING INCONSISTENT ORDINANCES AND ESTABLISHING AN EFFECTIVE DATE.

NOW THEREFORE, IT IS HEREBY ENACTED AND ORDAINED by the Board of Township Commissioners in and for the Township of East Pennsboro, Cumberland County, Pennsylvania, as follows:

SECTION 1: The Code of Ordinances, Chapter 23, [Design and Natural Resources] is hereby amended to establish Part II [Parking], Articles I [Purpose] through and including Article IV [Definitions], Part III [Signage], Articles I [Purpose] through and including Article IV [Definitions], and Part IV [Design Standards and Natural Resources], Articles I [Wetlands] through and including Article IV [Improvement Acceptance] within Chapter 23 as follows:

CHAPTER 23 – DESIGN AND NATURAL RESOURCES

PART II - PARKING

ARTICLE I. PURPOSE

§23-2.01. Purpose

East Pennsboro Township identifies off-street parking as an important consideration in land development. Off-street parking areas are necessary to accommodate the needs of commercial businesses and residential uses. It is the intent of this Part to promote public health, safety, and welfare by providing reasonable standards for off-street parking that will:

- A. Minimize conflicts between pedestrians and motor vehicles.
- B. Ensure parking areas are adequately illuminated.
- C. Provide for efficient maneuverability and safe vehicle and pedestrian circulation.
- D. Protect the character and stability of residential, business, institutional and industrial areas.
- E. Lessen congestion on public streets.

ARTICLE II. GENERAL PROVISIONS

§23-2.02. General Provisions

The following regulations shall apply to all off-street parking for all uses. As used herein, the term "parking space" includes either covered garage space or uncovered parking space(s) located off the public right-of-way.

- A. The parking facilities required herein shall be available for which such facilities are provided
- B. No parking or loading area shall be used for any use that interferes with the availability for the parking need it is required to serve.
- C. Outdoor paved parking space(s) shall not be deemed to be part of the open space of the lot upon which it is located.
- D. In residential zoning districts, no part of any minimum front yard setback area shall be used for parking purposes, except for the driveway area located within the front yard setback. The driveway shall have an improved surface sufficient for parking purposes.

(1) Exception:

- (a) When the abutting street or road is comprised of compacted stone.

- E. When determining the number of parking spaces required on a lot, each use on the property shall be considered separately and totaled.

(1) Exception:

- (a) Shared parking.

- F. A garage or carport may be located wholly or partly inside the walls of the principal building or attached to the outer walls. If separated from the principal building, the garage shall conform to all accessory building requirements. The garage may be constructed under a yard or court. The space above an underground garage shall be deemed to be part of the open space of the lot on which it is located.

- G. Location of Parking Lots and Parking Spaces.

(1) Location of Parking Lots and Parking Spaces.

- a. Off-street parking lots and spaces for single-family and two-family residential uses shall be provided on the same lot.
- b. Parking lots and spaces for multi-family dwelling unit structures, and nonresidential uses shall be readily accessible to the buildings served and shall conform to the following requirements:

i. Required parking lots shall be located within one hundred (100) feet of the principal building or use when located on the same side of a street.

ii. Required parking lots shall be located within three hundred (300) feet of the principal building or use when linked to a defined and constructed pedestrian walkway or sidewalk when located on the same side of a street.

iii. The required parking spaces for a building or use may be located across a minor arterial, collector, or local road with the following conditions:

- 1. A crosswalk shall be constructed to ensure safe pedestrian access to and from the parking lot. The design of the crosswalk shall consider the speed limit, sight distance, visibility, road conditions, and other safety factors. If the proposed crosswalk is deemed to be unsafe, the cross-street parking lot shall not be permitted as required parking.

2. Safety lighting shall be provided at the crosswalk to illuminate the cross area when the area is used in early morning or at night.
3. A sign shall be provided 200 feet from the crosswalk on each side of the road to warn oncoming vehicles.

iv. The distances specified herein shall be measured from the nearest point of the parking lot to nearest point of the principal building or use for which the parking lot is to serve.

2. **Parking Lot Ownership.** All parking lots, whether on premises or approved off-premises shall be in the same ownership as the principal and or be part of a land development plan with multiple buildings and or uses and have the expressed right to use the parking area. They may be private for-profit or municipal parking lots. The Zoning Officer shall require the submission of legal documents for review by the Township Engineer, Zoning Officer, and Township Solicitor to ensure this requirement is met prior to the issuance of any permit. Where a parking lot is on a different lot, the applicant and/or the property owner shall enter into an agreement with each other assuring the perpetual use of such off-premises parking and binding the owner and heirs or assigns to maintain the required number of parking spaces on the lot throughout the life of the principal use as specified in this chapter. Any agreement will be duly recorded in the Office of the Recorder of Deeds in Cumberland County, prior to and as a condition of approval of any off-premises parking lot.

3. **Design and Construction Standards.** All off-street parking areas shall conform to the following standards:

a. **Parking Spaces.** In all districts parking spaces per vehicle shall be not less than ten feet wide and twenty feet long and conform to requirements provided on Park Space and Aisle Widths Table below.

1. Except that Accessible parking shall comply with the PA Uniform Construction Code (PA UCC).

b. **Aisle Widths in Parking Lots.** For angled parking spaces in parking lots, stall dimensions and parking lot aisle dimensions shall be not less than those listed in Park Space and Aisle Widths Table below.

Park Space and Aisle Widths Table

Angle of Parking Space	Parking Space Stall Width (feet)	Parking Space Stall Depth (feet)	Parking Lot Aisle Width One-Way Aisle (feet)	Parking Lot Aisle Width Two-Way Aisle (feet)
90°	10	20	18	24
60°	10	20	18	22
45°	10	20	13.5	20
30°	10	20	12	20
Parallel	10	22	12	20

Depth of parking space stalls is the measurement from the curb or edge of the parking space toward the interior portion of the space to be occupied by a parked vehicle and does not include any part of the aisle or driveway.

c. Entrances, Circulation, Vehicle Movement.

i. No parking shall be provided or permitted along the circulation roads or exit and entrance drives. Roads shall be uniform in width, smooth flowing, and provide for 90° intersections wherever possible.

ii. Entrance and exit drives shall be a minimum of 18 feet wide for any one-way use and a minimum of 28 feet wide for two-way use. All Drive lanes shall meet the provisions of Appendix D of the ICC International Fire Code Fire Apparatus turning radius. Fire lanes shall be provided where determined necessary by the Township Fire Marshall/ Fire Chief.

iii. All dead-end parking lots shall be designed to provide sufficient back-up area for the end stalls of the parking area.

iv. Parking areas shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without requiring the moving of any other motor vehicle.

v. Off-street parking areas for buildings with thirty or more dwelling units shall have more than one ingress and/or one egress from any public street per building as depicted in Appendix D of the ICC International Fire Code.

d. Truck Parking Spaces. Where truck parking is required to be provided, the minimum width of a truck parking space shall be twelve (12) feet and the minimum depth shall be sixty (60) feet. Aisle widths in truck parking lots shall be seventy-five (75) feet.

e. Setbacks from Buildings, Lot Lines, Buffers and Street Right-of-way.

i. All parking spaces and access drives shall be located at least five (5) feet from any multiple dwelling building, office, commercial, institutional, industrial, and other similar nonresidential buildings located on the lot. The five (5) foot corridor thus established between the parking area and building shall be for the purpose of providing a pedestrian access walkway.

ii. All parking spaces and access drives shall be at least three (3) feet from any exterior lot line, except where a buffer yard is required. In that situation, the parking lot shall be at least two (2) feet from the buffer yard.

iii. Except at designated entrance and exit drives, parking areas shall be physically separated from any public and/or private street right-of-way by a minimum six (6) foot vegetative planting strip. Except for single-family residential, in no case shall parking areas be designed to require or encourage cars to back into a public or private street in order to exit the parking area.

iv. No off-street parking area shall be located within a public right-of-way.

f. Separation.

i. Unless deemed unnecessary by the Township, pedestrian crosswalks and landscaped refuge islands to separate the parking spaces from the exit, entrance, and circulatory drives shall be provided for and approved by the Township Engineer.

g. Accessible Parking. Accessible parking spaces shall be provided for all uses, with the exception of single and two-family residential uses, and shall comply with all requirements found in the PA UCC.

h. Parking Lot Lighting.

i. All public parking areas shall be illuminated to a minimum of 1 foot candle at ground level during after-dark operating hours.

ii. Any lighting used to illuminate off-street parking areas, in addition to also conforming with the requirements of the Zoning Ordinance of the Township of East Pennsboro, shall be so arranged as to reflect the light away from adjoining premises and public right-of-way. Light standards shall be protected from vehicular traffic by curbing, concrete barriers, or guide rail.

i. Curb Radii. Where curbs are provided in parking lots for light standards and islands, minimum five-foot radius curvature shall be required for all curb lines.

j. Parking Lot Surfacing. All off-street parking areas shall be surfaced to provide a durable and dustless surface. All driveways which provide ingress and egress to off-street parking areas which enter or exit onto an improved street shall be paved in accordance with PennDOT 408 specifications, as amended and Township Ordinances as applicable.

k. Drainage. All drainage shall be controlled so as not to create any undesirable conditions. All storm water drainage shall comply with the Townships Stormwater Management Ordinance. All storm drainage facilities and plans are subject to the stormwater management requirements and approval by the Township Engineer.

l. Landscaping Strips. Parking areas with more than fifty (50) spaces shall have landscaping strips of a minimum width of ten (10) feet and depth equal to the parking stalls in order to separate the parking spaces from the entrance and exit drives and circulatory roads.

m. Service Traffic. Customer and service traffic shall be separated whenever possible. Loading and unloading areas shall be located as not to interfere with customer parking areas.

n. Parking Lot Aisle Length. Parking aisles shall not be longer than three hundred (300) feet without providing an interconnected aisle (continuous loop).

o. Traffic Control. Entrance and exit arrangements, acceleration and deceleration lanes, public access roads and traffic signals may be required depending on the size of the development complex, the anticipated traffic, and the condition of the public roads.

p. Parking Area Permitted. Large parking lots shall be divided into parking areas which should not exceed 300 feet long and a width of four (4) parking lanes or two hundred forty (240) feet. These areas shall have their entire perimeter defined by curbs, walks, landscaping strips, or other divides to control traffic to the parking lanes.

q. Marking. Parking spaces shall be defined by lines painted or so marked with a road surface tape with a minimum width of four (4) inches. Repainting the lines to ensure their visibility, as adjudged by the Township Engineer, shall be the responsibility of the property owner.

ARTICLE III. OFF-STREET PARKING REQUIREMENTS.

§23-2.03. Off Street Parking Requirements.

Any of the following permitted buildings and uses hereafter erected or enlarged, and any building or use converted into one of the following buildings or uses, and open area hereafter used for commercial or industrial purposes shall be provided with not less than the minimum parking spaces as set forth below in the Tables below. Land uses as otherwise specified and/ defined within Chapter 27 shall be assigned a comparable ratio to those comparable uses as provided within the Chapter. Where the computation of required parking spaces results in a fractional number, any fraction shall require one (1) space. Parking available in public rights-of-way shall not be considered in determining whether or not the off-street parking requirements of the Township have been met.

ARTICLE IV. DEFINITIONS

§23-2.04. Definitions

In addition to land uses identified in Chapter 27, the following definitions shall be applied.

PARKING AREA - Any public or private land area designed and used for the purpose of temporarily or long-term parking motor vehicles including parking lots, garages, private driveways and legally designated areas of public streets.

PARKING AREA, OFF-STREET - Any area, accessory to a permitted principal use, not within a building where motor vehicles may be stored temporary, daily, or overnight.

PARKING GARAGE - A building or similar structure designed for and consisting of more than one level and used to store motor vehicles.

PARKING LOT - A tract of land used for temporary motor vehicle parking, not including a municipal parking lot, when such use is not accessory to any other use. Any privately owned lot used for off-street parking or for the transient storage of motor vehicles, whether or not such parking is provided as a free service or for a fee.

Parking Lot, For Profit - A parking lot owned and operated by a person or firm at which parking spaces are leased for a fee.

Parking Lot, Municipal - A parking lot owned and operated by a local government at which parking spaces are provided for use whether gratis, by permit or for a fee.

Parking, Shared - A process by which adjacent property owners utilize parking facilities in common and reduce the number of parking spaces that each use is required to provide on their individual properties.

PARKING SPACE An area on a lot, street and/or within a parking lot or building at a size established by this chapter for temporary storage of a personal vehicle.

PARKING SPACE, OFF-STREET - A temporary storage area for a motor vehicle, trailer, or vessel that is directly accessible to a driveway or access drive, and which is not located within a street right-of-way.

PA UCC - Pennsylvania Uniform Construction Code

PART III - SIGNAGE

ARTICLE I. PURPOSE

§23-3.01. Purpose

The sign regulations, controls and provisions set forth in this Chapter are made in accordance with an overall plan and program related to residential and nonresidential uses. The regulations, controls and provisions are intended to guide public safety, area development and preservation of lot values and the general welfare of East Pennsboro Township to maintain the Township's established integrity, within all zoning districts, all proposed signage, whether associated with new development, infill, replacement or redevelopment, shall seek to promote compatibility with existing surrounding development and activity. The regulations, controls and provisions are also intended to:

- A. Aid in traffic control and traffic safety.
- B. Lessen congestion of land and air space.
- B. Establish reasonable standards for nonresidential and other advertising through the use of signs in order to maintain and encourage business activity and economic development.
- C. Avoid uncontrolled proliferation of signs.
- D. Recognize the rights of the public in roads, streets, highways and the areas adjacent to those roads (sidewalks), streets, highways and sidewalks.
- E. Preserve the wholesome and attractive character of the Township.
- F. To recognize that the general welfare includes a community plan that shall be attractive as well as healthy and safe, spacious, clean and well balanced in its growth and development.

ARTICLE II. APPLICABILITY

§23-3.02. Applicability

No sign, with the exception of those outlined as exempt in the Chapter and signs installed by the direction of municipal, state, federal or other governmental agency, shall be erected, placed, installed, altered, relocated or replaced until it is in compliance with the provisions of this Part and all other ordinances and regulations relating to the erection, alteration, or maintenance of signs and similar devices.

ARTICLE III. GENERAL PROVISIONS

§ 23-3.03. Sign Packages, Permits and Fees.

- A. All persons who are proposing to perform any of the following actions to a new sign and/or existing sign within the Township shall prepare a zoning permit application (except those signs listed as such otherwise within this Ordinance):
 - (1) Install.
 - (2) Erect.
 - (3) Exhibit.
 - (4) Alter.
 - (5) Relocate.
 - (6) Change.

(7) Modify

B. "Modify" shall mean a sign cabinet or sign face replacement because of a change in the nature of the business or a change in the name and/or ownership of a business; or a change to the size, or replacement of supporting structures.

C. Sign Permit Application.

(1) The zoning permit application shall contain a detailed drawing prepared to scale, including but not limited to, all of the following information regarding the sign:

(i) Type.

(ii) Size.

(i) Site plan showing proposed location(s) on lot.

(ii) Building elevations showing proposed location of sign.

(iii) All sign dimensions.

(iv) Height of sign.

(v) Grade level base of sign.

(vi) Sign materials.

(vii) Connections to ground plane (where applicable).

(viii) Color.

(ix) Sources of sign illumination and applicable details of the fixture and screening.

(x) Drawing shall have an Engineer or Architect seal.

(2) The Zoning Officer shall review all zoning permits for signs for completeness.

(a) Applications deemed to be incomplete shall be returned to the applicant with a description of missing and/or incomplete items. This provision shall apply to:

i. New construction after the effective date of this Chapter.

ii. A change of tenant.

iii. The proposal of new, or changes to, the material(s), structure, lighting mechanisms of signs of an existing use.

(3) The application for a permit shall be signed by the landowner and the developer of the lot. The tenant of the lot, if not the landowner and/or developer, shall be permitted to sign the permit application if the tenant presents notarized evidence that the tenant has permission to act on the landowner's and/or developer's behalf.

D. Permits for Signs.

(1) Failure to conform to the conditions of a zoning permit for a sign, including any conditions and/or stipulations attached thereto shall render such permit null and void.

- (2) Any permit issued by the Zoning Officer for erection, alteration, replacement or relocation of a sign shall expire automatically within six months of the date of issuance if work authorized by the permit has not been initiated and diligently pursued.
 - (3) The Zoning Officer shall issue the required permits upon submission of an application that complies with all applicable provisions of this Chapter and payment of the required fee.
- E. Fees. Fees for zoning permits for signs shall be required and payable in such sums as the Township Commissioners may from time to time establish by resolution.
- F. Other Permits and Applications Required for Signs.
- (1) A building permit shall be obtained for any and all non-residential sign installation or repair of any kind, including banners.
- G. Permits Not Required.
- (1) No permit shall be required for the following types of signs as described and defined in this Chapter so long as they are in accordance with the Chapter:
 - (a) Signs erected by a governmental agency.
 - (b) Construction signs.
 - (c) Development signs.
 - (d) Legal notification signs.
 - (e) Real estate signs.
 - (f) Political signs.
 - (g) Holiday decorations.
 - (h) Non-Commercial Flags, including, but not limited to the flags representing, or recognized by, the United States of America, the Commonwealth of Pennsylvania and the Township of East Pennsboro and religious groups.

§ 23-3.04. Sign Standards.

A. Sign Installation.

All signs shall be installed in accordance with and shall meet applicable Commonwealth of Pennsylvania and East Pennsboro Township laws and building codes, and it shall be the responsibility of the sign owner to so comply. Upon installation and notification to the Township, the Zoning Officer (and Building Code Official for commercial signs) shall issue a certificate of occupancy for the sign.

B. Sign Placement.

- (1) No sign shall be placed, erected or located so that:
 - (a) It is pasted, stapled or otherwise attached, to public utility poles, trees or official traffic control devices or it is painted on, attached to, or supported by a tree, stone, cliff or other natural object.
 - (b) It is on a public lot or public right-of-way, unless erected by a governmental body, or unless required and/or approved to be so located by order of a governmental body.
 - (c) It is displayed on a vehicle parked and visible from a public right-of-way unless the vehicle is used for the normal day-to-day operation of a business on the premises, compliance with this Chapter shall also apply. The intent of this provision is to prohibit the use of a sign on a vehicle to circumvent sign limits on the lot.
 - (d) It is displayed on a vehicle parked and visible from the public right-of-way unless the vehicle has been provided for the person whom occupies the property, by their place of employment, as a means of daily transportation to and from their place of employment (company vehicle), unless the vehicle is of such a size, or weight, that it is prohibited on the roadways to and from the person's property, compliance with this Chapter shall also apply.
- (2) Sign fonts and logos shall not be legible from the rear of the sign.
- (3) Building signs in nonresidential zoning districts shall be placed on the front face of the building only, except in instances where the entrance door to the business is on the side or the rear of the building or the building is located on a corner lot. However, no signs in nonresidential zoning districts may face an immediately adjacent residential zoning district.
- (4) Sign location. Except for permitted billboards or off-premises signs, in conformance with this Chapter, all signs shall be located on the premises which they are intended to serve.

C. Sign Landscaping.

- (1) Ground Signs.
 - (a) For each visible sign face, the landowner and/or developer shall provide landscaping equivalent to 1 1/2 square feet for each square foot of sign area (both faces), signs shall not create a public safety hazard.
 - (b) Landscaping shall consist of a combination of deciduous and evergreen trees, ornamental grasses, groundcover and/or small shrubs.

- (c) Turf grass shall not be considered as landscaping for ground signs. The height of any decorative base or architectural or landscape feature erected to support or ornament the sign shall be measured at average grade level of the ground to the top of the sign structure, provided the grade level is not deliberately elevated to increase the height of the sign.

D. Sign Size.

- (1) The square footage of the sign shall refer to the sign copy and/or logos placed on the sign facing.
- (2) Size of individually mounted letters or logos shall be measured as the area enclosed by the smallest single rectangle or square which will enclose all sign copy and logos.
- (3) Ground signs mounted as individual letters and/or graphics against a wall or fence incorporated in the landscaping of a building shall be measured from the outermost length and height dimensions of the sign.
- (4) Ground signs installed perpendicular to a street may be double faced with the allowable square footage on each face.
- (5) Double-faced signs that are erected at an angle to each other will be subject to the following as to whether they are intended as two signs or for all intents and purposes only constitute one sign:
 - a. For north/south, east/west, or similar directional variation, orientation on the serving street. If the interior angle formed by the two faces of the double-faced sign is greater than 45°, then both sides of such sign shall be considered in calculating the sign area.
- (6) Wall signs shall not exceed the width of the front of the building on which it is located and shall not protrude more than 12 inches from the facade on which the sign is mounted.
- (7) Gasoline service stations shall be allotted 10 additional square feet to display price-per-gallon figures, divided as they select between logo and prices on the one ground sign permitted on the lot.
- (8) Automobile dealers are permitted one "used car" ground sign not to exceed 12 feet in height and 10 square feet in area; or the 10 additional square feet can be incorporated into the existing sign to advertise used cars, divided as the sign owner selects.
- (9) Sign copy mounted or painted on an illuminated surface (including awnings) or illuminated architectural element of a building shall be measured as the entire illuminated surface or architectural element which contains sign copy. A nonilluminated sign placed on an awning shall be measured as if it is placed on any other architectural element.

E. Sign Maintenance.

- (1) Every permitted sign must:
 - (d) Be constructed of durable material, kept in a safe and good condition and repair and otherwise comply with the Commonwealth and Township Building Code and Township Property Maintenance Code.

- If the durability and/or condition of said sign is not repaired or improved within the time specified by the Zoning Officer and/or the Building Code Official, the Township may remove the sign at the expense of the owner or person in possession of the lot on which the sign is located.
 - The Zoning Officer and/or the Building Code Official will notify the property owner and/or the responsible party with a certified letter prior to any removal action being taken by the Township, unless the said sign poses an imminent danger to persons or property.
- (2) Any damaged sign shall be repaired within 30 days from notice by the Zoning Officer and/or Building Code Official, unless ordered to be repaired or replaced immediately by the Zoning Officer and/or the Building Code Official due to the sign posing an imminent danger to life.
 - (3) Any sign which has been damaged to such extent or installed in a dangerous and unsafe manner so that it may pose an imminent danger to the public, as determined by the Zoning Officer and/or Building Code Official, shall be repaired or removed immediately by the property owner and/or other known responsible parties.
 - (4) Any illuminated or automated sign cabinets or sign panels supplied with electricity which have been damaged shall remain non-illuminated, with the electrical components supplying them disconnected, until repaired.
 - (5) Failure to comply with these sign maintenance requirements shall constitute a violation of the Township Zoning Ordinance and all other applicable laws, regulations and ordinances.
 - (6) Liability. The provisions of this Section shall not be construed as relieving or limiting in any way the responsibility or liability of any person, firm or corporation, erecting or owning any sign, or resulting from the negligence or willful acts of such person, firm or corporation, or any agents, employees or workmen, in the construction, maintenance, repair or removal of any sign erected in accordance with a permit issued by East Pennsboro Township hereunder. Nor shall issuance of such permit be construed as imposing on the Township or its officers or employees, any responsibility or liability by reason of approval of any sign's structural integrity, construction methods, materials, electrical or mechanical devices or any other components which shall be the sole responsibility of the person, firm or corporation erecting, owning, repairing or removing such sign.

§ 23-3.05. General Regulations.

- A. When applicable, a zoning permit (and building permit for commercial signs) shall be required for all proposed signs or modifications to existing signs.
- B. Signs shall be considered as structures for purposes of location on a property and shall comply with setback requirements set forth in the Tables of this Chapter.
- C. The construction of each sign shall comply with all applicable laws and regulations pertaining to public safety, including, but not limited to, those found in the Commonwealth of Pennsylvania and Township of East Pennsboro's Building Code.
- D. No sign shall be permitted to hang from or be placed over a second sign except that signs may be placed on, but not extended beyond, any vertical face of a marquee or canopy. This does not exclude separate placards from being independently attached to the same supporting structure as long as the total area of all combined does not exceed the area limitation.

§ 23-3.06. Prohibited Signs.

- A. Wheeled signs shall not be located on a property abutting any street within the Township.
- B. Banners and pennants, other than temporary event or displays and/or flags authorized by this Chapter. Banners used as temporary signs (signs which would be temporary until a permanent sign is installed) are permitted as long as they are secured, not waving or fluttering, comply with maximum size permitted and are erected for no more than 20 consecutive days or removed immediately upon the installation of a permanent sign whichever comes first and shall meet all applicable laws and regulations, including, but not limited to, the Commonwealth of Pennsylvania and East Pennsboro Township Building Codes.
 - (a) Exception: Non-Commercial Flags, including, but not limited to the flags representing, or recognized by, the United States of America, the Commonwealth of Pennsylvania and the Township of East Pennsboro and/or religious groups.
- C. Signs on trees, utility poles, Fire Hydrants or official traffic control devices, except as permitted by this Chapter.
- D. Signs on/or affixed to vehicles and/or trailers which are parked on a public right-of-way, public lot or private lot, other than temporarily for overnight storage on the sight of a business, have been provided by the property owner's place of employment for transportation to and from the property, or for maintenance, repair, loading, unloading or rendering a service at any location, which are visible from the public right-of-way and where the apparent purpose is to advertise a product or direct people to a business or activity located on the same or nearby lot.
- E. Any sign that obstructs free ingress to or egress from doors, fire escapes, operable windows or that denies access to them; nor shall a sign be attached to a fire escape or to any other part that would create a hazard to the safety of the occupants or to the public.
- F. Signs that, by reason of size, location, coloring or manner of illumination, obstruct the vision of, or create a distraction to, drivers operating a vehicle or that obstruct or detract from the visibility or effectiveness of any traffic sign or control device on public streets, roads or public rights-of-way; signs that imitate traffic control devices or signs that make use of words, which include, but are not limited to, "stop," "look," "one way," "danger," "yield," or any similar words, phrases, symbols, lights or characters in such a manner as to interfere with, mislead, or confuse motorists and/or pedestrians or obstruct sight distances of traffic.
- G. Signs that contain misleading Information, including, but not limited to, a sign which states or implies that a lot may be used for any purpose not permitted under the provisions of the ordinance.
- H. Signs that are structurally unsafe or in a state of disrepair.
- I. Roof signs
- J. Inflatable signs.
- K. Signs that emit smoke, visible vapors, particles, sound, odors and or incorporate or employ fire or open flames.

- L. Illuminated signs which adversely affect safe vision of operators of vehicles moving on public or private street or parking areas, any residential district or any part of a building or property used for residential purposes.

§ 23-3.07. Major Types of Permanent Signs.

The following types of signs are considered major types of permanent signs and shall comply with all requirements of this Chapter and the specific requirements set forth in this section:

A. Window Sign Criteria.

- (1) Illuminated window signs shall include lighted signs placed inside or outside an exterior window in which the sign face is directed to the exterior of the building. A zoning and building permit shall be required for illuminated window signs.
 - (a) Illuminated window signs shall not be placed above the ground floor of the building and/or more than 10 feet above grade level of the building, measured in a direct vertical line from the bottom of the sign to the grade below.
 - (b) Illuminated window signs shall not exceed a size of 16 square feet or 30 percent of the window, whichever is less.

[a] Any sign exceeding this size shall be deemed the primary building sign to which the business is entitled. Any combination of illuminated window signs grouped in an area not to exceed 16 square feet or not exceeding 30 percent of the window will be deemed accessory signs and shall be permitted.

B. Off-Premises Signs.

- (1) Off-premises advertising sign structures, including poster panels, bulletins, and the like may be erected and maintained in all non-residential Zoning Districts subject to the following regulations:
 - (a) No such structure shall contain more than two advertising sign faces.
 - (b) Off-premises advertising sign structures shall not exceed a total of 12 square feet in surface area.
 - (c) No off-premises advertising sign shall be permitted to be erected within five feet of an adjoining residential zoning district if the sign face is visible from and designed to face into such zoning district.
 - (d) Maximum permitted height is 10 feet.
 - (e) Minimum setback from the public right-of-way is 5 feet.
 - (f) No more than 2 off premise signs per lot are permitted, when permitted these signs shall be a minimum of 500 feet from any other off premise sign.

- C. Public utility signs required in connection with the identification, operation, or protection of a public utility, provided the area of one side of any such sign shall not exceed eight square feet.
- D. Sign Criteria.
 - (1) For a nonresidential use, permitted nonresidential signs in a residential district shall comply with the provisions of those for nonresidential signs.
 - (2) Lots with Multiple Street Frontage.
 - (a) In all zoning districts, lots fronting on more than one street shall be permitted to have one sign type as defined by this Chapter for each street frontage.

Sign Criteria Table — Residential Zoning Districts

	Type	Maximum Square Footage	Maximum Signs per Street Frontage	Maximum Height	Duration	Illumination	Content
1	Sale or Rental Advertisement	6 sf	1	8 ft	7 Days after Sale or Rental	None	
2	Development	60 sf	1	25 ft	None	None	Name of Person effecting the Sale or Rental
3	Location & Direction to Development	4 sf	1 per 500 ft, 5 Maximum	6 ft	None	None	None
4	Private No Trespassing	2 sf	1 per 100 ft	6 ft	None	None	None
5	Nonprofit organizations & For profits organizations	1 sf per linear ft of building frontage	1	25 ft	None	Lighting shall be shielded or indirect; neon signs prohibited	None
6	Home occupation identification	4 sf	1	8 ft	None	Lighting shall be shielded or indirect; neon signs prohibited	Brief description of services offered and shall not contain specific
7	Official signs instituted by government	None	None	25 ft	None	Only traffic control or safety devices	None

Sign Criteria Table— Nonresidential Zoning Districts						
Type	Maximum Square Footage	Maximum Height	Minimum Setback (from R-O-W) <i>unless otherwise noted</i>	Other Sign Standards	Number (Maximum)	
A	Ground	24 sf	12 ft	10 ft	1. Not above the lowest roof line	None
B	Billboard	IP - 1,200 sf CPL Area 2 – 750 sf CG - 325 sf	CPL District Area 2 - 25 ft	IP Districts - <i>within</i> 660 ft from Interstate 81 R-O-W CPL District Area 2 – Within 10 ft of Rt. 15/Rt 11 R-O-W All other locations 25 ft	1. Billboards shall not be wall or projecting sign. 2. Back-to-back, V-type side by side and double decked signs are permitted and shall be treated as one structure. 3. Billboards shall not be located within 100 ft of a residential use. 4. Billboards shall not be located within 75 ft of a road intersection. 5. Billboards shall not be located within 100 ft of a public recreation facility, park, school or church. 6. Billboards shall be located 2,000 ft apart, except within the CPL District Area 2 Billboards shall be located 1,250 feet apart. 7. A sign 10 sf or less in area shall be considered an off-premises sign	1 per lot
C	Freestanding	Based on sign type & zoning district	25 ft	10 ft <i>except</i> Directional sign - 4 ft	1. On a single lot, an individual business that occupies its own completely detached building may have 1 freestanding business identification sign 2. On corner lots and street intersections and driveways, freestanding signs shall not be located within the vision sight triangle 3. Freestanding signs for different businesses, whether on the same or separate lots, shall be located 150 ft apart 4. Freestanding signs shall be located at least 10 feet from the property line; commercially zoned properties with over 500 feet of public road frontage will be allowed 2 freestanding shared business identification signs	See "other standards" #4
D	Off-Premises	12 sf	10 ft	5 ft	5 ft from residential zoning district.	2 per lot
E	Projecting	8 sf	25 ft	Outside R-O-W	1. Projecting signs shall be securely attached to a building or wall 2. The supporting framework of a projecting sign shall be in proportion to the size of such sign 3. Projecting signs shall not extend in a public right-of-way, Over an easement or over a property line 4. There shall be only 1 projecting sign per establishment 5. Projecting signs shall have a clearance of 14 ft above grade level 6. Projecting signs shall have a minimum clearance of 13 ft when extending over a private vehicular way	1 per lot
F	Historic Tablet	2 sf	6 ft	Outside R-O-W	None	1 per lot
G	Plaque	4 sf	6 ft	Outside R-O-W	None	2 per building

H	Wall	<p>1 Based on the type of sign & zoning district - area calculated separately.</p> <p>2. Business identification wall signs - 1.5 times the linear frontage of the building or store.</p> <p>3. PRO, OA & CG - 2 times the linear frontage of the building. Buildings over 7 stories in height may have a maximum area of 2.5 times the linear frontage of the building and 2 signs permitted on front.</p>	25 ft	Outside R-O-W	<p>1. Letters shall not project more than 12 inches horizontally from the wall surface.</p> <p>2. Lettering shall not obscure architectural features of the building</p> <p>3. Wall signs along a sidewalk shall be a minimum of 8 feet above the sidewalk</p> <p>4. Where a building fronts on more than 1 street, the aggregate sign area facing each street shall be calculated separately</p> <p>5. A sign painted on a wall shall be considered a wall sign and shall meet the requirements for wall signs in the district in which it is located</p> <p>6. Advertising or product signs painted on any wall sign structure shall be considered a sign and shall comply with the regulations of this Part</p> <p>7. For wall signs on buildings with more than 1 facade, 1 wall identification sign shall be permitted for each facade</p>	None
I	Awning	18 sf (total)	15 ft	Outside R-O-W	<p>1. Maximum 10 ft above sidewalk or finished grade</p> <p>2. Shall not project from the building more than 5 ft</p>	None
J	Window	<p>Street level - less than 30% glazed area or 10 square feet (whichever is greater)</p> <p>Upper level - less than 20% glazed area or 8 square feet (whichever is greater)</p>	None	2 ft	None	2
K	Identification	<p>Building or business center name (shared) - 32 sf plus 12 sf per each business located therein,</p> <p>O-A, PRO & C-L - 100 sf maximum total</p> <p>C-G, CPL & IP 150 - sf maximum total</p>	<p>CG, IP - 25 ft</p> <p>All other - 20 ft</p>	10 ft	<p>1. The display board shall be of an integrated and uniform design</p> <p>2. Shared business identification signs may be freestanding</p> <p>3. 1 freestanding shared business identification sign shall be permitted for each development; commercially zoned properties with over 500 feet of public road frontage will be allowed 2 freestanding shared business identification signs</p>	See "other standards" #3

L	Shopping Center (Independent)	CG & IP - 100 sf O-A, PRO, C-L & CLP - 32 sf A-1 - 12 sf	CG & IP - 25 sf O-A, PRO, C-L & CLP - 20 sf A-1 - 10 sf	20 ft	The display board shall be of an integrated and uniform design	1 per street frontage
M	Shopping Center (Shared)	Building or business center name (shared) - 100 sf plus 10 sf per each business located therein, O-A, PRO & C-L - 200 sf maximum total C-G, CPL & IP 250 - sf maximum total	CG & IP - 25 sf O-A, PRO, C-L & CLP - 20 sf	20 ft	1. The display board shall be of an integrated and uniform design 2. Shared business identification signs may be free standing. 3. 1 Freestanding shared business identification sign shall be permitted for each development. Commercially zoned properties with over 500 feet of public road frontage will be permitted 2 freestanding shared business identification signs.	See "other standards" #3

§ 23-3.07. Minor Types of Permanent Signs.

- A. The following types of signs are considered minor and are permitted for all land uses and within all Zoning Districts of the Township:
 - i. Legal and/or lot notice signs.
 - 1. The number, location and size of legal notification signs erected by public agencies shall be in accordance with the laws of the Commonwealth. Legal notification signs posted on a private lot, by the landowner and/or authorized agent of the property upon which they are placed. Legal notification signs shall include, but not be limited to, "no trespassing," "no hunting" and the like and shall be limited to a surface area not exceeding two square feet. The placement and maximum notification signs permitted along a property line shall be one sign for every 100 feet of property line length.
 - 2. Service signs, a sign which incidental to a property use which is lawfully occupying the property upon which the sign is located and when such sign is necessary to provide information to the public such as direction to parking lots, location or rest rooms, or other such pertinent information.
 - 3. Legal and/or lot notice signs shall not apply to the permitted signage allotment outlined in this Chapter.
 - ii. Memorial/historical plaques. Commemorative plaques placed by a recognized agency of the Borough, County, State or Federal government.
 - iii. Governmental signs. Signs or messages erected by a governmental agency.

§ 23-3.08. Minor Types of Portable Signs.

- A. The following classes of minor type signs are permitted in nonresidential use zoning districts:
 - 1. Portable advertising signs (used for commercial purposes and are clearly accessory to the nonresidential principal use located on the property).
 - 2. Portable advertising signs (used for commercial purposes).
- B. Provisions for Use.
 - 1. Portable advertising sign (zoning permit needed).
 - a. Portable advertising signs shall be permitted as an accessory sign, provided that they are clearly accessory to the nonresidential principal use.
 - b. One portable advertising sign shall be permitted for each store front.

- c. Portable advertising signs shall not exceed 15 square feet (including both sides).
- d. Portable advertising signs shall not exceed four feet in height.
- e. Portable advertising signs shall be nonilluminated.
- f. Portable advertising signs shall be removed during nonbusiness operating hours.
- g. Portable advertising signs shall not block required clear space or areas needed for pedestrian and/or vehicular circulation. There shall be five feet of sidewalk clear space for pedestrian traffic.
- h. A portable advertising sign shall not block ingress or egress from any door, operable window or fire escape or deny access to them.
- i. Portable advertising signs shall be placed against the exterior front wall of the property.
- j. Lots with front yards or parking lots between the building and the street shall place the portable sign between the building and sidewalk, not on the sidewalk, and meet all other requirements of this Chapter.
- k. Portable advertising signs shall not be placed within five feet of any vehicular roadway.
- l. The placement of portable advertising signs shall meet all Americans with Disabilities Act standards and requirements.

2. Flag Signs.

- a. National, State or municipal flags of any size shall be permitted in all zoning districts.
- b. Flag signs shall be permitted in all nonresidential zoning districts as minor portable signs in strict compliance with the following requirements:
 - i. Flag signs shall be permitted as an accessory sign, provided they are clearly accessory to the nonresidential principal use.
 - ii. Only one flag sign shall be displayed for each principal nonresidential use on the tract. For the purposes of this requirement, commercial enterprises under separate ownership within the same building shall be considered separate uses.
 - iii. Flag signs shall be inserted on a wall mount properly affixed to the building within which such use is conducted.
 - iv. The lowest portion of any flag sign projecting or hanging no

less than fourteen feet-above the public sidewalk or grade.

- v. Flag signs shall not extend into a vehicular roadway or public right-of-way whichever is less.
- vi. All parts of flag signs, inclusive of flags, poles, staffs and all wall mounts and hardware, shall be maintained in a proper and safe condition so as not to constitute a hazard to persons or property.
- vii. Flag signs may be displayed only during business hours.

3. Liability.

- i. Any sign placed is the sole responsibility of the person and/or entity who or which caused it to be placed there and/or the owner of the property where the said sign is located.

§ 23-3.09. Temporary Signs. The following classes of temporary signs are permitted for all land uses and within all zoning districts:

A. Classes of Temporary Signs.

- 1. Real estate.
- 2. Development.
- 3. Construction.
- 4. Temporary event/display, including banners and portable temporary signs.
- 5. Political.
- 6. Holiday.

B. Provisions for Use of Temporary Signs.

- 1. Real estate sign (no zoning permit needed).
 - a. One nonilluminated temporary real estate sign shall be permitted on each lot, provided that the real estate sign shall not exceed a total of 12 square feet in surface area calculated for all faces when located on a lot with any residential use and shall not exceed 32 square feet calculated for all faces on any other lot.
 - i. Such sign shall be removed within 7 days of the sale or rental of the lot on which it is located.

2. Development sign (no zoning permit needed).

- a. One nonilluminated temporary development sign shall be permitted on each lot, provided that the surface area of the sign shall not exceed 32 square feet in surface area calculated for all faces.
 - i. The development sign shall not exceed six feet in height when located on a lot with any residential use and shall not exceed 10 feet in height on any other lot.
 - ii. Such development sign shall be removed within 14 days of the sale or rental of the last lot or completion of the proposed construction in the development.

3. Construction Signs (no zoning permit needed).

- a. Two nonilluminated temporary construction signs announcing the names of contractors, mechanics, artisans and other associated supporting entities engaged in performing work on the premises shall be permitted on a lot, provided that:
 - i. Each construction sign shall not exceed 32 square feet in area calculated for all faces.
 - ii. The construction signs shall not be placed before work commences and shall be removed within 14 days of the completion of the work.

- iii. The establishment wishing to display such construction signs shall contact the Zoning Officer prior to displaying, to give notice of the intent and the period during which the construction sign will be displayed.
4. Temporary Event/Display Sign (no zoning permit needed).
- a. One nonilluminated temporary event/display sign, as defined by this Chapter, shall be permitted, provided that:
 - i. A nonilluminated temporary event/display sign may be erected on the face of the lot's principal structure, provided that the area of the signs shall not exceed 32 square feet.
 - ii. A nonilluminated temporary event/display sign is not displayed for a period longer than 30 days and is removed immediately following the event that it is erected to promote.
 - iii. Landowners may place a nonilluminated temporary event/display sign in the public right-of-way and/or the front yard portion of their property, provided such signs do not interfere with motorist or pedestrian visibility or safety, and the sign is otherwise not of a type restricted by this Chapter.
 - b. Portable signs shall be permitted as a temporary event/display sign and shall meet all following requirements:
 - i. One total portable sign shall be permitted for each lot.
 - ii. Shall not exceed 15 square feet (including both sides).
 - iii. Shall not be illuminated.
 - iv. Shall not block required clear space or areas needed for pedestrian and/or vehicular circulation.
 - v. Shall not be placed within five feet of a vehicular roadway.
 - vi. Shall be placed so there is a minimum of five feet clearance of travel on sidewalks for pedestrian traffic.
 - vii. Shall not block ingress or egress from any door, operable window or fire escape or deny access to them.
 - viii. Shall not exceed four feet in height.
 - ix. Any temporary event/display sign placed on public property is prohibited without the consent of the governing body.

- x. All temporary event/display signs must list the owner or organization that is responsible for the signs. The name, address and phone number shall be placed legibly on the back of said sign.
- xi. Any temporary event/display sign found to be in violation, where the sign is placed on public property, will become the property of the Township and be removed and disposed of at the expense of the person or organization that placed the sign and/or the property owner on which the sign is located.
- xii. Organizations, businesses, or landowners and/or developers or any other persons found violating the provisions set forth within this Section will forfeit their right to be issued a zoning permit for a temporary sign for a period of one year commencing from the date said violation is found to have occurred.

5. Political Signs (no zoning permit needed).

- a. The area of any one side of such sign shall not exceed 16 square feet.
- b. Anyone placing such signs shall obtain permission of the property owner where the sign is to be placed.

6. Holiday Decorations (no zoning permit needed).

- a. Holiday decorations displayed for holidays shall be exempted from the provisions of this Chapter, except as where they may cause glare, interfere with traffic safety or in any other way cause a public safety hazard.

§ 23-3.10. Additional Sign Provisions.

- A. Visibility. Signs in all zoning districts shall be located in such a position that they will not cause a hazard by obstructing visibility or distracting motorists, obscure a traffic signal or other traffic control device, or be placed in such a manner as to cause a hazard to pedestrians.

B. Illumination.

1. Illumination, when authorized by this Chapter, shall be directed upon the sign face and not towards adjoining lots or streets and shall be down lighted so that the source of illumination is not visible.
2. Internal illumination of signs shall be permitted only in accordance with the lighting performance standards set forth by the Township.
3. Signage lighting which is placed on the front of any property fronting a street inside the Township shall be stationary and constant in intensity and color at all times as not to cause motorist or pedestrian distraction.
4. Electronic variable message signs, meaning an electronically activated sign whose message content, either in whole or in part, may be changed by means of electronic programming, shall be permitted to be placed at the front or side of any property fronting a street within the Township, and when in conformance with this Chapter and the following:
 - a. Shall display content for a minimum of 10 seconds before changing the appearance and/or content of the sign with a minimum transition of 2 seconds between content change. (Example: 10 seconds for message - 2 seconds for transition - 10 seconds for message...)
5. The intensity of any source of illumination of any sign, whether indirect or internal, shall be controlled so as to not create glare and to be compatible with the intensity of ambient light and illumination on surrounding lots from dusk to dawn and shall not be greater than 0.3-foot candles above ambient light levels at any time.

B. Removal of Signs.

1. Whenever activities, on a lot have been discontinued, the zoning permit or the certificate of compliance issued for all signs relating to such activities shall become null and void and all such signs shall be removed within 30 days.
 - a. If the property owner fails to remove all such signs within 30 days of cessation of such activities and/or within 30 days of the revocation of the zoning permit or certificate of compliance issued for such signs, the property owner will be found in violation of this ordinance and the Township, at its discretion, may remove the sign at the property owners expense, further, if all such signs are not removed, the Township shall pursue legal action as prescribed for in all applicable laws and regulation regarding such an illegal sign.

- C. All signs bounding a Commonwealth of Pennsylvania right-of-way must adhere to all Commonwealth and Pennsylvania Department of Transportation (PennDOT) law and regulation pertaining to this type of signage. Such signs will require permitting from PennDOT before erection.
- D. Measurement of Sign Area. The area of a sign shall be measured in the following manner:
1. One continuous line which connects the extreme edges or points of a sign, together with any material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed. The area of a sign shall be construed to include all lettering, wording and accompanying designs and symbols, together with the background whether open or enclosed, on which they are displayed, but not including any supporting framework and bracing incidental to the display itself.
 2. Where the sign consists of individual letters or symbols appearing upon or attached to a building, wall or window, the area shall be considered to be that of the smallest rectangle or other regular geometric shape which encompasses all of the letters and symbols.
 3. When two sides of a double-faced sign are located not more than Twenty-eight (28) inches apart at the sign's widest point and not more than Eighteen (18) inches at the narrowest point, and display identical writing or representation, only one of the sides shall be used to determine the surface area. Any additional sides of a multi -faced sign shall be considered as a separate sign for purposes of computing the total surface area of the sign included.
- E. Remedies.
- Any violation or attempted violation of Part 20 of this Chapter or of any condition or requirement adopted pursuant hereto may be restrained, corrected or abated, as the case may be, by citation, injunction or other appropriate proceeding pursuant to state law. The remedies of the Township shall include the following:
1. Issuing a stop work order for any and all work on any signs on the same zone lot.
 2. Seeking an injunction or other order of restraint or abatement that requires the removal of the sign(s) or the correction of the non -conformity.
 3. Imposing any penalties that can be imposed directly by the Township; seeking in court the imposition of any penalties that can be imposed by such court under this regulation.
 4. In the case of a sign that poses an immediate danger to the public health or safety, taking such measures as are available to the Township under the applicable provisions

of this regulation and the Building Code for such circumstances.

5. The Township shall have such other remedies as are and as may from time to time be provided for or allowed by State law for the violation of this Chapter.
6. All such remedies provided herein shall be cumulative to the extent that State law may permit the availability of a particular remedy set forth here in for a certain violation or part thereof, such remedy shall remain available for other violations or other parts of the same violation.

§ 23-3.11. Nonconforming Signs.

A. Legally Recognized Signs.

1. Nonconforming signs shall not be enlarged, added to or replaced by another nonconforming sign, except:
 - a. An interchange of content or poster panels shall be permitted.
2. Nonconforming signs may be repaired or reconstructed, provided that:
 - a. Structural alterations shall not be made which increase the gross surface area of the sign, however:
 - i. Nonconforming signs which are damaged or destroyed to an extent of more than 75% of their replacement cost at the time of destruction shall not be reconstructed except in conformity with the provisions of this Chapter.

B. Repair or Maintenance.

1. Nothing in this Chapter shall be deemed to prevent the strengthening or restoring to a safe condition of any structure or part thereof declared to be unsafe by any official charged with protecting public safety.
2. Any sign lawfully existing at the time of the passage of this Chapter that does not conform with the regulations of the zoning district in which such sign is located shall be considered nonconforming and may continue subject to the following provisions:
 - a. Signs which are nonconforming by reason of their absolute prohibition shall be removed within five years following enactment of this Chapter or from any other date of the establishment of their nonconformity.
 - b. Signs which are nonconforming by reason of dimensions may continue in their present location until replacement or rebuilding becomes necessary, at which time a zoning permit will be required and the sign brought into conformity with this Chapter.

ARTICLE IV. DEFINITIONS

§23-3.12. Definitions

SIGN - Any object, device, display or structure, or part thereof, visible from a public way, which is used to advertise, identify, display, direct or attract attention to a person, organization, institution, business, product, service, event or location. A sign includes writing, representation or any other figure of similar character within a building when located in a window.

SIGN FACE - The area or display surface used for the message.

SIGN, ADDRESS - A sign or nameplate, located on the premises of a business or building, indicating the name and/or address, of the owners or occupants of a building or premises.

SIGN, ADVERTISING (also "PRODUCT") - A sign intended for the display by painting, posting or otherwise, of information inviting attention to any product, business, service or cause not necessarily located on or related to the premises on which the sign is situated.

SIGN, ANIMATED - Any sign or part of a sign which changes physical position by any movement or rotation, or which gives the visual impression of such movement or rotation.

SIGN, AREA - The entire face of a sign including the advertising surface and any framing, trim or molding, but not including the supporting structure.

SIGN, AWNING, CANOPY OR MARQUEE - A sign that is mounted or painted on, or attached to an awning, canopy or marquee that is otherwise permitted by ordinance.

SIGN, BANNER - A temporary sign of lightweight fabric, plastic or similar material that is temporarily mounted to a pole or building.

SIGN, BILLBOARD - A sign over 12 square feet in area, which directs attention to a business, event, profession conducted, or to a commodity, entertainment or service sold, offered or manufactured off the premises.

SIGN, BUSINESS IDENTIFICATION - A sign which directs attention to the business name, or a use conducted, product or commodity sold, or service performed, upon the premises on which the sign is situated.

SIGN, CONSTRUCTION - A sign identifying an architect, contractor, subcontractor, owners, financial supporters, material supplier and similar individuals or firms having a role in construction project on the property in which the sign is located.

SIGN, DEVELOPMENT - A sign which, by symbol or name, identifies a development, including a subdivision, neighborhood, residential development, shopping center, commercial, industrial or office complex.

SIGN, DIRECTIONAL - A sign limited to providing entrance and exit information necessary to direct vehicular or pedestrian traffic flow which does not include any commercial message but can include a business name or logo.

SIGN, ELECTRONIC - A sign which is lighted or electronically controlled that contains messages, such as date, time, temperature, commercial information, or changing messages and which may utilize light emitting diodes (LED's).

SIGN, FLAG - Any fabric, banner or bunting containing distinctive colors, pattern or symbols used as a form of advertisement.

SIGN, FREE STANDING - Any immovable sign not affixed to a building.

SIGN, GROUND - A self-supporting sign resting on the ground or supported by means of poles or standards in the ground.

SIGN, HOME OCCUPATION - A small identification sign containing only the name, occupation or service of a permitted home occupation.

SIGN, ILLUMINATED - Any sign lit by electric bulbs, fluorescent lights, neon bulbs, or exposed artificial lighting either by lights on or in the sign or directed towards the sign. Neon tubes used as abstract, graphic, decorative, or architectural elements shall also be considered to constitute an illuminated sign.

SIGN, INFORMATION - A sign commonly associated with information necessary or convenient for visitors coming on the property, including signs marking parking areas, circulation direction, bathroom facilities, civic organizations with meeting dates and time, pick-up and delivery areas, or telephone which does not include commercial messages or names.

SIGN, INTEGRAL ROOF - Any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the sign extends vertically above any portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six inches; or is painted on the roof.

SIGN, LIGHTED - A sign illuminated by light cast upon the sign from an external or internal light source.

SIGN, LOGO - A sign used by the Pennsylvania Department of Transportation on limited access highways to direct motorists to nearby businesses and services.

SIGN, MEMORIAL - A sign, tablet or plaque memorializing a person, event, structure or site.

SIGN, NONCONFORMING - Any sign lawfully existing on the effective date of an ordinance, or an amendment thereto, which renders such sign nonconforming because it does not conform to all the standards and regulations of the adopted or amended ordinance.

SIGN, OFF-PREMISES - A sign, intended for the painting, posting or otherwise displaying of information inviting attention to any product, business, service or cause not located on the property where the sign is situated.

SIGN, OFFICIAL - A sign erected and maintained pursuant to and in discharge of any governmental functions or required by law, ordinance, or governmental regulations (e.g., traffic control signs, speed limit signs, roadway identification signs, etc.).

SIGN, PENNANT - A temporary sign of lightweight fabric, plastic or similar material whether or not containing a message of any kind, suspended from a rope, wire or string, usually in a series and designed to move in the wind.

SIGN, POLITICAL - A temporary sign announcing or supporting political candidates in connection with any national, state or local election.

SIGN, PORTABLE - A sign not permanently affixed to a building, structure or the ground.

SIGN, PRIVATE SALE OR EVENT - A temporary sign advertising private sales of personal property such as house sales, garage sales, and the like, or private not-for-profit events such as picnics, carnivals, bazaars, game nights, art fairs, or crafts shows.

SIGN, PRODUCT - A sign or portion of a sign which directs attention to the promotion, development, rental, and/or sale of a commercial product.

SIGN, REAL ESTATE - A temporary sign relating to the property upon which it is located, offering such property for sale, lease or rent. Such signs include those that indicate a pending sale or that the property has been sold.

SIGN, ROOF - Any device or structure erected for advertising or identification purposes upon or above the roof of any building or structure or part thereof.

SIGN, SERVICE - A sign which is incidental to a use lawfully occupying the property upon which the sign is located, and which is necessary to provide to the public information such as directions to parking lots, locations of rest rooms, or other similar information.

SIGN, TEMPORARY - Any sign, banner, cardboard or other material carrying an advertisement or announcement, which is displayed or intended to be displayed for a limited period of time as specified in this chapter.

SIGN, TRAILER - A sign which is attached to, supported by or part of a structure which is designed to be moved on trailer wheels, skids or other similar device, or transported by a motor vehicle. A trailer sign is designed to be moved and is not permanent, nor is it intended to be permanently affixed to a building or structure.

SIGN, WALL - A sign painted on or affixed to and paralleling the outside wall of a building and extending not more than 12 inches from such wall.

SIGN, WINDOW - A sign that is applied or attached to the exterior or interior of a window within a building so that it is visible from the exterior of the structure through a window.

PART IV - DESIGN STANDARDS AND NATURAL RESOURCES

ARTICLE I. WETLANDS

§23-4.01 Standards.

- B. In all land development applications, the WP Overlay District shall be described by a metes and bounds description.
- C. A conservation easement covering the WP Overlay District shall be provided on the land development plan in accordance with the Township Land Development Ordinance [Chapter 22].
- D. In all zoning permit applications, the WP Overlay District shall be shown on a drawing indicating the location and measurement of the district in accordance with the above standards.

ARTICLE II. IMPROVEMENTS

§23-4.02 Purpose.

East Pennsboro Township recognizes that the processes involved in community development are complex and require careful review and consideration to ensure quality public improvements which will protect and enhance the public's health safety and welfare. The purpose of this Part is to provide reasonable design and improvement standards for public improvements related to land development. This Article combines design and improvement specifications which meet the Township's objectives of sound engineering and design with suitable improvement standards based on function which are responsive to the unique character of the site, as well as local needs and objectives.

§ 23-4.03. General.

The applicant shall design and provide all improvements required by this chapter and any other applicable state or federal regulation. The following design principles, standards, specifications and requirements will be applied by the Board of Commissioners, Planning Commission and Township Engineer in their review and evaluation of all land development plan applications. The standards and requirements contained herein shall be considered the minimum for the promotion of the public health, safety, convenience, and general welfare.

- A. Where literal compliance with the standards and requirements contained herein is clearly impractical, the Board of Commissioners may modify the requirements in accordance with the process set forth in Part 11 of this chapter.
- B. Land development plans shall give due consideration to the Township Comprehensive Plan and other "official plans" of the Township or to such parts thereof as may be approved.
- C. Proposed land uses shall conform to standards and requirements of the East Pennsboro Township Zoning Ordinance [Chapter 27], as amended.

§ 23-4.04. Site Design.

In East Pennsboro Township, the purpose of good land development design is to assist in (1) creating functional and attractive developments, (2) minimizing adverse effects and impacts of development and (3) ensuring that the project will become an asset to the community. To

promote this overall purpose and meet the goals and objectives of the East Pennsboro Township Comprehensive Plan, land development plans in the Township should conform to the following site design guidelines which will result in a well-planned and constructed community. These guidelines and standards are intended to encourage improved site design without adding unnecessarily to development costs.

- A. Land which is unsuitable for development due to hazards to life, safety, health or property shall not be subdivided or developed until such hazards have been eliminated or unless adequate safeguards against such hazards are provided for in the land development plan. Unsuitable characteristics for land development include, but may not be limited to:
 - (1) Land subject to flooding.
 - (2) Land which, if developed, will aggravate a flooding condition upon other land.
 - (3) Land subject to subsidence.
 - (4) Land subject to underground fires.
 - (5) Land containing significant slope.
 - (6) Land subject to ground and water pollution.
- B. Before laying out lots and structures on a site, developers are encouraged to make an analysis of the site that addresses issues such as site surrounding, geology and soil, topography, climate, existing vegetation, structures, road networks, visual features, and past and present use of the site.
- C. The design of the development should take into consideration existing local, county and regional plans for the community.
- D. Development of the site shall be based on the site analysis. To the maximum extent practicable, development shall be located to preserve natural features of the site; to avoid areas of environmental sensitivity; to minimize negative impacts and alteration of natural features; and to avoid areas unsuitable for development.
- E. Development and improvements shall be designed to avoid adversely affecting ground water and water recharge; to reduce cut and fill; to avoid unnecessary impervious cover; to prevent flooding; and to provide adequate access to lots and sites.
- F. Lot and block layout should be designed to permit the safe, efficient, and orderly movement of vehicular and pedestrian traffic into and within the site.
- G. During site preparation of an approved land development, all stockpiles of stripped topsoil and/or excavated material shall be in accordance with the provisions of the PA Department of Environmental Protection.

§ 23-4.05. Street System Design and Construction.

- A. General Design Guidelines.
 - (a) The general arrangement, character, extent, and location of all streets proposed shall conform to the Township's Comprehensive Plan and shall be considered in their relation to existing or proposed streets, topographical conditions, the public convenience and safety,

and the proposed uses of land to be served by such streets. The arrangement, width, grade and other design standards of streets shall conform to the provisions found herein. Further, proposed streets shall be properly related to county, regional or state transportation plans as have been prepared and adopted.

- (b) Proposed street arrangements shall make provisions for the continuation of existing streets in adjoining areas; the proper projection of streets into adjoining undeveloped or unplanned areas; and the continuation of proposed streets to the boundaries of the tract being subdivided.
 - (c) When a new subdivision adjoins unsubdivided land appropriate for subdivision, the new streets shall be carried to the boundaries of the tract to be subdivided.
 - (d) Streets shall be laid out to facilitate the use for which they are intended. Local access streets shall be laid out to discourage their use by through traffic and, where possible, collector and arterial streets shall be designed for use by through traffic.
 - (e) Streets shall be related to the topography so as to establish usable lots and satisfactory street grades.
 - (f) New private streets (streets not offered for dedication) within residential subdivision developments are prohibited.
 - (g) Proposed private service access for purposes of providing a secondary means of access to a lot are permitted as deemed appropriate by the Board of Commissioners and Township Engineer.
 - (h) The design and construction standards stipulated herein are intended primarily for residential development and use. Where industrial, commercial or other uses would generate significant truck traffic or high traffic volumes stricter standards may be required.
 - (i) When the development is in the Highway Access Management District, as defined by the Township Zoning Ordinance [Chapter 27], all street and access design shall be in accordance with requirements of the Township Code
- B. Road/Street Classification. Functional classifications of streets and roads, as classified by the Township Planning Commission in consultation with the Board of Commissioners and the Pennsylvania Department of Transportation, or as determined in the East Pennsboro Township Comprehensive Plan are established. Mapping associated with functional classifications is available at the Township Municipal Building.

C. Street Right-of-Way Widths.

Minimum Right-of-Way, Shoulder and Cartway Widths Right-of-Way			
Street Type	Width	Shoulders	Cartway
Arterial	As determined by the Governing Body and Planning Commission after consultation with the Township Traffic Engineer and Pennsylvania Department of Transportation.		
Minor Arterial	60 feet	16 feet (8 feet each side)	24 feet (w/shoulders) 36 feet (curb)
Local Roads	50 feet	10 feet (5 feet each side)	24 feet (w/shoulders) 34 feet (curbed)
Cul-de-sac	50 feet in radius	10 feet (5 feet each side)	24 feet (w/shoulders) 34 feet (curbed)
Turn around of cul-de-sac	50 feet in radius	—	40 feet radius (to the of cul-de-sac edge of pavement or face of curb)
Marginal Access	40 feet	8 feet (4 feet one side)	20 feet (w/shoulders) 26 feet (curbed)
Alley or Service Drive	20 feet	—	

1. Where a proposed subdivision abuts or contains an existing public street or road having a right-of-way width which is less than would be required by this chapter, sufficient additional right-of-way width shall be provided and dedicated to meet the current standards.
2. In the case of a land development plan fronting on an existing or proposed street, the applicant/developer shall improve the portion of the roadway on which the proposed development fronts to meet the minimum standard as specified in this chapter. Road improvements shall include pavement, shoulders, embankments, gutters, berms, sidewalks and/or curbing.
3. Provision for increased street width (right-of-way width) may be required when determined to be necessary by the Board of Commissioners in specific cases for:
 - (a) Public safety and convenience.
 - (b) Parking in commercial and industrial areas and in areas of high density development.
 - (c) Widening of existing streets (right-of-way) where the width does not meet with the requirements of the preceding paragraphs.
 - (d) Installation of utilities.
 - (e) Ponding of stormwater runoff.

- (f) Storage of plowed snow.
 - (g) Emergency parking.
 - (h) Temporary roadway adjustments during maintenance or traffic accident situations.
 - (i) Future improvements.
4. When a land development is proposed which fronts on an existing Township street, the required additional right-of-way shall be dedicated for only the lots and land development proposed. Right-of-way width dedication shall not be required for the remaining portion of the property, except (1) where the remaining road frontage is less than the required lot width of a lot, and (2) where a traffic impact study warrants additional right-of-way width due to the impacts of the development to that portion of the road system.

D. Street and Intersection Design.

1. **Horizontal Curves and Vertical Curves.** In order to provide adequate sight distance and ensure proper alignment of streets, horizontal and vertical curve design shall be in accordance with the Pennsylvania Department of Transportation, "Guidelines for Design of Local Roads and Streets," Publication No. 70M, as revised.
- (a) Vertical curves shall be used at all changes of grade and shall be designed for maximum visibility. All intersections and streets shall be designed to provide adequate sight distance with regard to both horizontal and vertical alignment in accordance with A Policy on Geometric Design of Highways and Streets, AASHTO, current edition.
 - (b) Where tangent street lines deflect from each other at any one point, lines must be connected with a true, circular curve. The minimum radius of the center line for the curve must be as follows:

Type of Street	Minimum Radius
Arterial	500 feet
Minor Arterial (Major Collectors)	300 feet
Local Roads	150 feet

- (c) Straight portions of the street must be tangent to the beginning or end of curves. Except for local roads, there must be a tangent of at least 100 feet between curves.
2. **Extensions.** Short extensions of existing streets with lesser right-of-way and/ or cartway widths than above may be permitted by the Board of Commissioners, provided that no section of the new right-of-way shall be permitted which is less than 40 feet in width.

3. Grades. The grades of streets shall not be less than the minimum or more than the maximum requirements listed below:

Minimum and Maximum Grades		
Type of Street	Minimum Grade	Maximum Grade
Arterial	As determined by the Governing Body and Planning Commission after consultation with the Township Traffic Engineer and Pennsylvania Department of Transportation.	
Minor Arterial	1%	7%
Local Roads	1%	10%
Alleys	1%	12%
Other	1%	10%

4. Intersection Design.

- (a) Intersection Angle. Intersections must be nearly right angles wherever possible. However, no street shall intersect another at an angle of less than 75°.
- (b) Intersection Leveling Area and Grades. Intersections shall be approached on all sides by a straight leveling area. Such leveling area shall have a minimum of 50 feet (measured from the intersection of the center lines) within which no grade shall exceed a maximum of 4%.
- (c) Intersection Separation Distance. Any street terminating at an existing or proposed street will do so in one of the two following ways: (a) directly across from the pre-existing or other newly proposed street as to create a four-way intersection, or (b) at least 150 feet from any other intersection, existing or proposed. Offset intersections shall not be created by new streets. Intersections with an arterial street shall be located not less than 600 feet apart, measured from center line to center line, along the center line of the street.
- (d) Multiple Intersections. Intersections involving the junction of more than two streets are prohibited.
- (e) Intersection Curb Radii. At intersection of streets the curbs or edge of pavement radii shall not be less than the following:

Minimum Simple Curve Radii Intersection of Curb or Edge of Paving

Arterial with Minor Arterial	35'
Minor Arterial with Local Road	25'
Local Road with Local Road	15'

Radius corners or diagonal cutoffs must be provided on the property lines substantially concentric with, or parallel to, the chord of the curb radius corners.

- (f) Intersection Sight Distance and Clear Sight Triangles.
- i. Proper sight lines must be maintained at all street intersections. Adequate sight distances shall be provided at all intersections of streets, and for driveways intersecting a street. Site distance must be provided with respect to both horizontal and vertical alignment. Site distance shall be measured along the center line 3 1/2 feet above grade, and 10 feet back from the edge of the pavement for driveways in accordance with the following:

Minimum Clear Sight Triangles

Street Type	Clear Sight Triangle
Arterial	150'
Minor Arterial, Local, Other	75'
Driveway	10'

- ii. No building or obstruction higher than 30 inches above the center-line grade of the street shall be permitted in the site triangle. No signs other than traffic control signs and devices shall be permitted in the clear sight triangle.
- iii. The Township Engineer reserves the right to use posted speed limits or actual speed, determined by traffic study, and road grades to modify the calculation of the required sight triangles.

5. Street Construction.

- (a) General Requirements. All street materials, construction procedures and testing requirements shall conform to the current editions of PennDOT Publication 408/2003; Publication 213; Publication 72M, "Standards for Roadway Construction, Series RC-1M to 100M," Publication 111M, "Standards for Traffic Control Signing, Series 7700 and 7800," current edition, including all supplemental specifications, circular letters and amendments. All streets and related features shall be constructed to the line, grade and dimension shown on the plans, profiles and cross sections and typical sections as approved on the final land development plan.
- (b) Stake Out.
 - i. Prior to rough cut, all streets shall be laid out in accordance with the approved design plans using hubs and stakes set at fifty-foot intervals to provide both horizontal and vertical control.
 - ii. All existing property pins or monuments will be clearly marked four foot high stakes before the beginning of construction.
- (c) Excavation.
 - i. This work shall include excavation for roadways, shoulders, ditches, drainage structures and stream channels.
 - ii. All suitable excavated materials, as determined by the Township Engineer, may be used for the construction and preparation of roadway embankments, subgrades,

shoulders, driveway approaches, ditches, structures, stream channels and required backfilling.

- iii. During construction, excavation shall be graded to drain in accordance with the approved erosion and sediment pollution control plan.
- iv. During site preparation of an approved land development, stockpiles of stripped topsoil and/or excavated material shall not be located closer than 100 feet from any residential zone, use or occupancy boundary. The maximum height of topsoil and excavated material stockpiles shall be not more than 10 feet when stockpiles are located between 100 feet and 150 feet from any residential zone, use or occupancy boundary. The maximum height of topsoil and excavated material stockpiles shall be not more than 15 feet when stockpiles are located more than 150 feet from any residential zone, use or occupancy boundary. The maximum height of any topsoil or excavated material stockpile in the East Pennsboro Township shall not exceed 15 feet.

(d) Embankment and Slopes Adjacent to Streets.

- i. Material for the construction of embankment shall consist of all excavation on the project except such materials as may be determined to be unsuitable under PennDOT Publication 408/2003, current edition, and when required will include borrowed excavation.
- ii. Placement of embankment shall be in layers not to exceed eight inches prior to compaction.
- iii. Slope of embankment(s) along streets measured perpendicular to the street center line shall be no steeper than the following:
 - i. One foot of vertical measurement for three feet of horizontal measurement for fills.
 - ii. One foot of vertical measurement for two feet of horizontal measurement for cuts.

6. Street Construction and Pavement. Local streets shall be designed in accordance with this Part and shall be surfaced to the grades and dimensions drawn on the plans, profiles, and cross-sections submitted by the applicant and approved by the Board of Commissioners. Before paving the street surface, the applicant shall install the required utilities and provide adequate underdrains and stormwater drainage for the streets, as deemed acceptable to the Board of Commissioners and Township Engineer. The pavement base and wearing surface must be constructed according to the following specifications.

(a) Subgrade.

- i. Prior to the preparation of the subgrade, all required underground utilities and stormwater management facilities to be placed beneath the cartway shall be installed.
- ii. No subgrade shall be prepared on wet, frozen or unsuitable material. Damaged areas or unsuitable material, as defined in the Pennsylvania Department of Transportation, Publication 408 as amended (i.e., sod, stumps, spongy soil, excess rock, etc.), shall be promptly and satisfactorily reshaped and recompacted or

removed and replaced with suitable material. Underdrains shall be placed and installed in accordance with Subsection 4E(5)(g).

- iii. Subgrade disturbed by trenching and other low areas shall be backfilled with material acceptable to the Township Engineer and compacted in layers a maximum depth of eight inches. Unsuitable material in subgrade shall be removed and replaced with material acceptable to the Township Engineer.
- iv. The moisture content at the time of compaction and density of the finished subgrade shall be in accordance with the specifications as set forth in the Pennsylvania Department of Transportation, Publication 408/2003, as amended.
- v. Any springs or spongy areas shall be removed and replaced with 2A modified or other suitable backfill and/or suitable geotextile fabric design acceptable to the Township Engineer.
- vi. Subgrade shall be inspected by the Township Engineer and/or his designated agent prior to the placement of the sub-base course.

(b) Subbase Course.

- i. The subbase course shall consist of compacted stone (2A (Modified) Aggregate) and constructed in accordance with the specifications as set forth in the Pennsylvania Department of Transportation, Publication 408/2003, as amended. The 2A modified aggregate shall be a hard durable stone meeting the gradation requirement of PennDOT 2A aggregate, except that a maximum of 25% fines will be permitted. Minimum compacted depth of the subbase course shall be six inches.
- ii. The subbase shall be compacted with a vibrating tamper or vibrating roller.
- iii. Subbase course shall be inspected by the Township Engineer or his designated agent prior to the placing of the base course.
- iv. All foreign material shall be removed from the subbase course prior to placing the bituminous concrete base course (BCBC).
- v. The subbase shall have a bituminous concrete base course (BCBC) applied as soon as possible to avoid damage.

(c) Base Course.

- i. The base course and the binder course shall be constructed in accordance with the applicable requirements of the Pennsylvania Department of Transportation for Superpave.
- ii. The basecourse and binder course shall be compacted in accordance with associated specifications.
- iii. The base course and binder course shall be inspected separately by the Township Engineer or his designated agent prior to the placing of the wearing course.

(d) Wearing Course.

- i. The wearing course shall be constructed in accordance with the specifications as set forth in the Pennsylvania Department of Transportation, Publication 408/2003, as amended. Minimum compacted depth of the wearing course shall be 1 1/2 inches.

- ii. The surface course shall be sealed using AC-20 wherever it comes in contact with another structure (i.e. curb, manhole, inlet, etc.). This work shall be done in accordance with the specifications as set forth in the Pennsylvania Department of Transportation, Publication 408/2003, as amended.
 - iii. In the case of an existing road, a bituminous tack coat shall be provided as required and in accordance with the specifications as set forth in the Pennsylvania Department of Transportation, Publication 408/2003, as amended.
 - iv. Paving notches shall conform to PennDOT RC-28M.
 - v. The wearing course shall be inspected by the Township Engineer or his designated agent after completion of all work.
- (e) Shoulders. Shoulders shall be provided where curbing is not required and shall conform to PennDOT Type 6 Shoulders as shown on Penn DOT RC-25M.
- (f) Curbs.
- 1) Curbs shall be installed in all land developments in order to control stormwater runoff, prevent erosion, prevent the deterioration of public streets and provide a contained area for vehicular movements.
 - 2) Curbs shall be constructed on both sides of the interior streets and on the side of any street that bounds the development.
 - 3) Curbs shall be constructed of concrete and designed as vertical or slant type. The height of vertical curbs shall be 18 inches. The width of vertical curbs shall be eight inches. The height of slant curbs shall be 12 inches at the face and 16 inches at the back of the curb. The width of slant curbs shall not be less than 14 inches.
 - 4) Curbs shall be inspected by the Township Engineer after the forms or grade pins and string lines for slip forming have been placed, and after completion of all work.
 - 5) Terminal concrete curb ends shall have an exposed face of two inches and be tapered two feet.
 - 6) Backfill must be placed within 48 hours after slip forming or removal of curb forms and the backfill shall be compacted in place along the rear face of the curb within six inches of the top of the curb.
 - 7) When curbing is to be removed to construct a driveway or access drive, the length of curbing to be removed shall be carried to the nearest expansion joint or saw cut if the joint is located less than five feet from the end of the curb removal.
 - 8) Vertical curb height at driveway entrances may be reduced to a minimum of 1 1/2 inches for driveway entrances along streets where curbs are required.
 - 9) No partial breakout of the curb shall be permitted. No cutting of the curb shall be permitted without approval by the Township Engineer.
 - 10) Curb ramps must be installed in accordance with ADA requirements.
- (g) Underdrains.

- i. Underdrains shall be required in low points on the street at a distance equal to the length of the vertical curve, and as necessary to address springs, spring like conditions or spongy areas under the road. Underdrains required shall be constructed in accordance with the specifications as set forth in the Pennsylvania Department of Transportation, Publication 408/ 2003, as amended, and as detailed on the Roadway Construction Standard Drawings (RC-30).
- ii. Combination storm sewer, clear water and underdrains shall be constructed in accordance with the specifications as set forth in the Pennsylvania Department of Transportation, Publication 408/2003, as amended, and as detailed on the Roadway Construction Standard Drawings (RC-30).
- iii. Where required, underdrains shall be constructed prior to base course construction.
- iv. Underdrain shall be inspected by the Township Engineer or his designated agent after completion of all work, just prior to the base course application.

7. Street Trees.

- (a) No trees shall be permitted within the public right-of-way of any street.
- (b) Trees shall be set back five feet from the public right-of-way line at the time of planting.
- (c) See also Tree Rules and Regulations, § 25-105 [Chapter 25].
- (d) The planting strip area between the curb and sidewalk shall be seeded. Street trees, where approved, of a caliper of not less than 1 1/2 inches shall be provided and planted. The spacing of trees shall be determined from the anticipated crown width of the tree at maturity.
- (e) Plans for new street trees and/or replacement of existing street trees shall be submitted to the Township for review, comment and recommendations to the Township Board of Commissioners. Viable alternative plans not meeting these standards for street trees may be considered. Acceptable street trees shall be those as identified as those by PA Department of Conservation and Natural Resources.

§ 23-4.06. Sidewalks.

Sidewalks shall be required in all land developments on both sides of all proposed streets and shall be designed and constructed in accordance with the additional following requirements:

- A. Sidewalks shall be located within the right-of-way of the street and shall extend in width from the right-of-way line toward the curb line.
- B. Sidewalks must be at least four feet wide. In the vicinity of shopping centers, schools, recreation areas and other high pedestrian traffic areas, sidewalks must be at least five feet wide.
- C. Sidewalks must be constructed in accordance with the Township's "Standard Material and Construction Specifications for Public Improvements."
- D. In order to provide for the drainage of surface water, sidewalks shall slope from the right-of-way line toward the curb. Such slope shall be 1/4 inch per foot.

- E. Sidewalks shall be boxed out around light standards, fire hydrants, signs, etc., with a pre-molded expansion joint, 1/4 inch in thickness.
- F. Where a sidewalk abuts a curb, wall, building or any other structure, a pre- molded expansion joint of 1/4 inch of thickness, shall be placed between the sidewalk and said structure for the full length of said structure.
- G. Sidewalks shall be inspected by the Township Engineer or his designated agent after the forms have been placed, just prior to the pouring of concrete and after completion of all work.
- H. Any stabilized pedestrian walks proposed in addition to required sidewalks shall be approved by the Township Engineer. Interior pedestrian walks within blocks shall be located in easements not less than 10 feet in width, or as otherwise required by Township Code.

§ 23-4.07. Other Street Designs and Standards.

- A. Dead End Streets and Temporary Culs-de-Sac. Dead-end streets shall be prohibited, except when the developer designs and constructs temporary cul-de-sac streets on the developer's own land in order to permit future street extensions into adjoining properties. Temporary culs-de-sac, upon approval of the Township Engineer, may be constructed without asphalt base or wearing course. The developer may be exempt from providing curbing at the terminus of temporary culs-de-sac, unless curbs are required for drainage control. A temporary cul-de-sac shall be removed by the developer and replaced with the permanent street upon extension of the existing street.
- B. Culs-de-Sac.
 - 1. A cul-de-sac shall not be approved wherever a through street or loop is practicable, except where the cul-de-sac is clearly the only practical design for the land development.
 - 2. Permanent culs-de-sac shall not exceed 600 feet in length.
 - 3. The minimum cul-de-sac length shall be 250 feet.
 - 4. Where the turnaround right-of-way of a cul-de-sac street approaches or abuts the tract boundary, a fifty-foot right-of-way shall be extended to the adjacent property to permit future extension of the street at full width, unless future extension is not possible.
 - 5. Cul-de-sac streets, whether permanently or temporarily designed as such, shall be provided with a snow removal easement with a width of 20 feet located at the terminus of the cul-de-sac street for plowed snow during the winter months.
 - 6. Drainage of cul-de-sac streets shall preferably be towards the open end. If drainage is toward the closed end, it shall be conducted away in an underground storm sewer.
 - 7. Turnaround radius at the end of culs-de-sac shall comply with § 22-506, Subsection 3A, of this chapter.
- C. Partial and Half Streets.
 - 1. New half or partial streets shall not be permitted, except where the applicant justifies to the Township that it is essential to the reasonable subdivision of a tract in conformance with the other requirements and standards of these regulations, and where, in addition, satisfactory assurance for dedication of the remaining part of the street can be obtained.

2. Whenever there is an existing half street adjacent to a parcel to be developed, then the other half of the street shall be platted and dedicated within such parcel, unless otherwise determined by the Board of Commissioners.

§ 23-4.08. Street Signs, Names and Numbering.

- A. Where signs are required in conjunction with a land development plan, it shall be the responsibility of the applicant/developer to provide street name signs and traffic control signs for the development in accordance with the approved signage plan and the Township's specifications.
- B. Names of new streets shall not duplicate existing or planned street names or approximate such names by the use of suffixes such as "lane," "way," "drive," "court," "avenue." In approving the names of streets, cognizance should be given to existing or planned street names within the postal delivery district served by the local post office. New streets shall bear the same name or number of any continuation of alignment with an existing or planned street.
- C. In order to ensure efficient identification and location of homes and residences by emergency response units, a systematic approach to residence numbering is desired. Building numbers for residential and commercial subdivisions on existing and future Township streets shall be coordinated with existing residence address ranges where possible.

§ 23-4.09. Street Lights.

For the safety and convenience of land developments with six or more lots, on-site or public street lights shall be installed. The applicant shall indicate the proposed design for street lighting in the street lighting plan submitted with the final plan. Installation of the street lights shall meet the following requirements:

- A. Where electric service is supplied by underground methods, the developer shall provide and install conduits where necessary to accommodate the installation of street lighting systems, prior to the installation of streets, curbs, sidewalks, and driveways.
- B. Installation and location of conduits shall comply with the specifications of the appropriate public utility.
- C. Fixtures shall be as specified in the Township's Construction Standards.

§ 23-4.10. Driveways and Service Drives.

The following standards shall apply to driveway construction within the public right-of-way in any land development:

- A. Private driveways on corner lots shall be located at least 40 feet from the point of intersection of the nearest street right-of-way lines. Private driveways shall be setback in accordance with Zoning.
- B. In order to provide a safe and convenient means of access, grades on private driveways shall be so designed to allow for the unimpeded flow of stormwater runoff. In addition, driveways must be stabilized to their full width to prevent erosion. Entrances shall be rounded at a minimum radius of 10 feet or shall have a flare construction that is equivalent to the radius at the point of intersection with the cartway edge (curb line). The maximum cumulative width of residential driveway(s) on a lot shall not be more than 25 feet measured at the cartway edge or curb line.

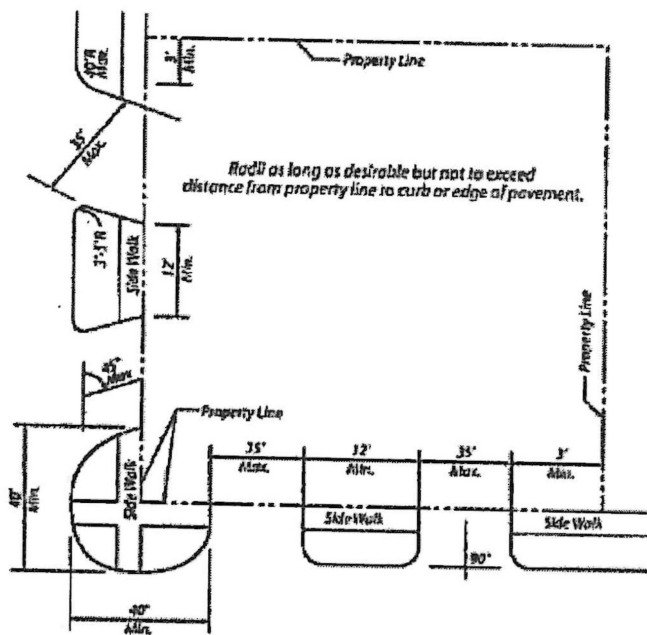
(Refer to Pennsylvania Department of Transportation, "Guidelines for Design of Local Roads and Streets," Publication No. 70M, as revised).

- C. All driveways shall be located, designed and constructed in such a manner as not to interfere or be inconsistent with the design and maintenance and drainage of streets or the safe and convenient passage of traffic.
- D. All driveways on a state highway must have a valid highway occupancy permit from the Pennsylvania Department of Transportation.
- E. Direct access from residential lots to an arterial or minor arterial shall be avoided. Where such direct access cannot be avoided, adequate maneuvering and turnaround space shall be provided behind the right-of-way line.
- F. The grades on service drives or driveways shall not be less than 0.5% and shall not exceed the following:
 - 1. Eight percent when access is to a collector street.
 - 2. Ten percent when access is to a local street.
- G. Driveway Entrances.
 - 1. Driveway entrances or aprons within the street right-of-way shall be surfaced to their full width. In no case shall the driveway entrance be more than 10 feet wider than the driveway. The type of surface may be either concrete or asphalt, constructed following the specifications in PennDOT Publication RC-25M Type six Shoulder (asphalt) or Type two Shoulder (concrete). Where sidewalks are installed, the required driveway surfacing shall end at the street side of the sidewalk.
 - 2. Driveway entrances along streets where curbs are not required, shall be constructed to provide proper drainage along the streets and from the streets by the continuation of gutters, swales or ditches. Such continuation may be provided by having an approved pipe of not less than 18 inches in diameter across such driveway entrances.
 - 3. Driveway entrances along streets, where curbs are not required, shall be constructed so that the driveway meets the edge of the cartway as a continuation of at least the slope from the crown of the street for not less than five feet.
 - 4. Sidewalks across driveway entrances, where required, shall be constructed in accordance with the requirements of Part IV.
 - 5. Driveways serving single family residences shall intersect streets at angles of no less than 60°. All other driveways or service drives shall intersect streets at right angles, where possible, and in no instance shall such intersection be less than 75°.
- H. Sight Distance.
 - 1. The clear sight distance for driveways shall be in accordance with this Part.

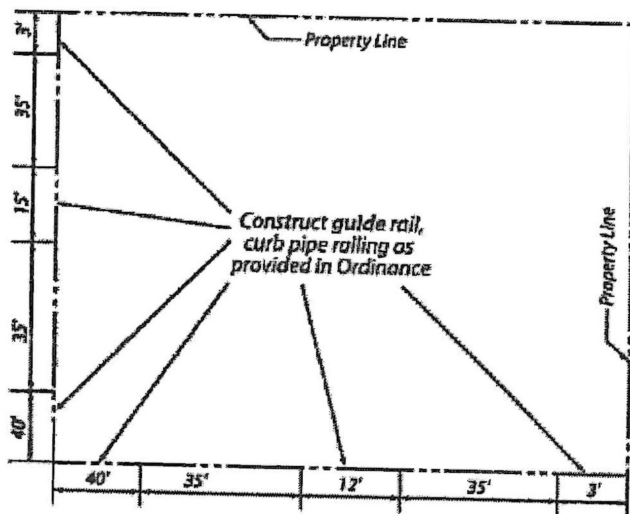
- I. Unless otherwise required by the Township Zoning Ordinance, all commercial/non-residential uses, including parking lots, shall meet the following requirements.
1. No more than two (2) access drives are permitted for each 200 feet or fraction thereof of frontage on any street.
 2. Access drives shall be not less than 12 feet apart, and not less than three (3) feet from a side property line.
 3. Each access drive shall be not more than 35 feet in width, measured at right angles to the center line of the driveway, except as increased by permissible curb return radii. The entire flare of any return radius shall fall within the right-of-way.
 4. No access drive shall be closer than 40 feet to the point of intersection of two streets measured from and between the curblines or edge of pavement. See Illustration X.
 5. In all cases where there is an existing curb and gutter or sidewalk on the street, the applicant for any permit shall provide a safety island along the entire frontage of the property, except for the permitted access drive. The two ends and street side of each island shall be constructed of a concrete curb, the height, locations, and structural specifications of which shall be approved by the Township Engineer. Maximum and minimum permitted curb return radii and minimum access drive approach angles to the center line of the street are required as shown on Illustration X hereto.
 6. Where there is no existing curb and gutter or sidewalk, the applicant shall install such safety island and curb along the entire length of the property frontage and comply with the above provisions.

Illustration X: Motor Vehicle Access Requirements

MOTOR VEHICLE ACCESS REQUIREMENTS WITH CURB



MOTOR VEHICLE ACCESS REQUIREMENTS WITHOUT CURB



§ 23-4.11. Monuments and Markers.

- A. Monuments and markers must be placed by a registered professional engineer or professional land surveyor so that the scored or marked point coincides exactly with the point of intersection of the lines being monumented. They must be set so that the top of the monument or marker is level with the finished grade of the surrounding ground. Monuments must be marked on top with a copper or brass plate or dowel set in the concrete.
1. At least two corners of the boundary of the original tract of the development or subdivision shall be monumented.
 2. A minimum of two monuments shall be set on the street right-of-way lines of each street. Monuments shall be set on the same street right-of-way line.
 3. On the street right-of-way lines, monuments may be set at the following locations:
 - (a) At the intersection of street right-of-way lines.
 - (b) At the intersection of a street right-of-way line and the side line of an interior lot.
 - (c) At either or both ends of curved street right-of-way lines.
 - (d) At such other points along the street right-of-way lines as may be determined by the Township Engineer so that any street may be readily defined in the future.
 4. A monument shall be set at the primary control point determined for the development or subdivision.
- B. Construction of Monuments and Markers. Monuments and markers shall be the following sizes and made of the following materials:
1. Monuments shall be six inches square or four inches in diameter and shall be 30 inches long. Monuments shall be made of concrete, stone or by setting a four-inch cast iron or steel pipe filled with concrete.
 2. Markers shall be 3/4 of an inch square or 3/4 of an inch in diameter and 24 inches long. Markers shall be made of iron pipes or iron or steel bars.
- C. Bonding and Inspection. Monuments required by this chapter to be set at locations shown on the approved final plan shall be bonded in accordance with Part 4 herein at the rate determined by an engineering estimate but at a minimum amount as established from time to time by resolution of the Board of Commissioners. Monument placement shall be inspected by the Township Engineer prior to releasing the bond.
- D. Replacement. Any monuments or markers that are discovered to have been removed must be replaced by a professional land surveyor at the expense of the developer and/or owner.

§ 23-4.12. Natural Features Protection.

- A. General Standards. The design and development of all land development plans shall preserve, whenever possible, natural features which will aid in providing open space for recreation and conditions generally favorable to the health, safety and welfare of the residents of the Township. These natural features include the natural terrain of the site, woodland areas, large trees, natural watercourses and bodies of water, wetlands, rock outcroppings and scenic views.

- B. **Tree Preservation.** Trees, with a caliper of six inches or more as measured at a height of 4 1/2 feet above existing grade shall not be removed unless they are located within the proposed cartway, driveway, or sidewalk portion of the street right-of-way, or within 15 feet of the foundation area of a proposed building, or as required by the Sewage Enforcement Officer for installation of an on-lot septic system. In areas where trees are retained, the original grade level shall be maintained, if possible, so as not to disturb the trees.
- C. **Stream Frontage and Wetland Preservation.** Stream frontage and designated wetland areas shall be preserved as open space whenever possible.
- D. **Topography.** The existing natural terrain of the proposed development tract shall be retained whenever possible. Cut and fill operations shall be kept to a minimum.
- E. **Topsoil Preservation.** Topsoil removal shall be minimized and, if at all possible, restricted to only the building, driveway and public improvement areas of the lot. All of the topsoil from areas where cuts and fills have been made should be stockpiled and redistributed uniformly after grading.
- F. **Landscaping.** That portion of a lot not covered with impervious material and not required to be otherwise developed as part of the stormwater management facilities required by this chapter shall be planted and maintained by the land owner with vegetative material. For all multi-family dwelling, office, commercial and industrial land developments, a landscaping plan shall be provided and shall propose plantings in the open space areas, which include; planting strips, perimeter screenings, formal gardens, shade trees and natural barriers.

§ 23-4.13. Landscaping, Screening, and Bufferyards.

The purpose of this section is to: (A) aid and stabilize the ecological balance of the environment in the Township; (B) provide buffers between uses of different character and intensity; (C) conserve energy; and (D) protect natural areas thereby providing natural habitats for wildlife.

- A. **Buffers.** Buffers required by this chapter are intended to separate different land uses from each other at a reasonable distance in order to minimize or eliminate potential nuisances such as dirt, litter, noise, glare, signs, buildings, parking areas. Buffers are also intended to provide spacing between uses and structures to reduce the adverse impacts of noise, light, odor or danger from fire and explosions.
 - (1) **General Buffer Requirements.**
 - (a) A buffer, when and if required by this chapter, shall be provided along the perimeter of a lot for any given use and shall not be located in any portion of a public right-of-way or proposed right-of-way.
 - (b) Buildings shall not be permitted in a buffer yard.
 - (c) Parking lots and parking spaces shall not be permitted in a buffer yard.
 - (d) Storage of any kind shall not be permitted in a required buffer yard.
 - (e) Stormwater management facilities, public utility facilities, picnic areas, or pedestrian walkways and sidewalks shall be permitted in a buffer yard.
 - (f) A buffer may be part of a front, rear or side yard.
 - (2) **Land Use and District Buffers.**
 - (a) Buffer area and screening in accordance with Subsection 1B and Table 27-19-1 shall be provided as follows:

1. A buffer of 25 feet shall be required between a commercial use or commercial zoning district and a residential use or residential zoning district. Screening shall be provided in the buffer.
2. A buffer of 25 feet shall be required between a multi-family residential use and a single-family/two-family residential use and/or R-1 and R-2 district. Screening shall be provided in the buffer.
3. A buffer of 150 feet shall be required between any industrial use or industrial zoning district and a residential use or residential zoning district. Screening shall be provided in the buffer.
4. A buffer of 25 feet shall be required between any industrial use or IP zoning district and a commercial use or C-L, C-G or CPL zoning district. Screening shall be provided in the buffer.

B. Screening. Screening and screens required by this chapter are intended to provide an effective visual barrier at the street level between conflicting uses. This section provides standards and options for the design, and installation of plants, fences and walls in the Township.

- (1) **Screening Requirements.** Base "Screening Requirements," outlines the screening required by this chapter. Screening options 1, 2, and 3 provide flexibility to the applicant through various combinations of evergreen and deciduous trees, hedges, fences, and walls for screening. The proposed screening in a buffer yard shall be accepted at the discretion of the Zoning Officer and will normally consist of one of the three options. The Zoning Officer, at his/her discretion, may require more dense screening. The suggested options are screening options A and B, with option C available for negotiation as necessary. All standards for screening shall be met at the time of planting.
- (2) **Maintenance.** All required tree planting and landscaping used for screening shall comply with all landscaping requirements of this chapter. All physical and vegetative screening shall be maintained in good condition, repaired and replaced by the property owner when deemed necessary by the Township Zoning Officer.
- (3) **Zoning Officer** may approve a different screening plan if in his/her opinion such a plan is warranted and acceptable.

Base Screening Requirements

Options	Requirements	Minimum Height	Minimum Spacing
1	Wall Fence	6 feet in height	N/A
	Hedge	6 feet in height	N/A
2	Hedge	6 feet in height	N/A
	Evergreen trees	4 feet in height	10 feet on center
3	Evergreen trees	6 feet in height	6 feet on center
	Deciduous trees	6 feet in height	15 feet on center
Options below are at the discretion of the Zoning Officer			
A	Wall/Fence	6 feet in height	N/A
	Evergreen trees	4 feet in height	10 feet on center
	Hedge	2 feet in height	N/A
B	Berm constructed 3 feet in height with ground cover	N/A	Maximum 3:1 slope
	Evergreen trees on prescribed side of berm	6 feet in height	6 feet on center
	Wall/Fence on top of berm	3 feet in height	N/A
C	Negotiated between applicant and Zoning Officer		

SCREENING OPTIONS

Graphics on file at the Township Municipal Building and

Priority Order for Installation per Zoning Officer

§ 23-4.14. Historic Preservation.

Measures to mitigate the impact of the proposed development upon archeological and historic resources, agreed to with the Pennsylvania Historic and Museum Commission, shall be reviewed by the Township during the planning process, shall meet the requirements of any Township ordinance and shall be subject to review and approval by the Board of Commissioners.

ARTICLE III. MOBILE HOMES

§23-4.15 Mobilehome Park Street System.

- A. General Requirements. A safe and convenient vehicular access shall be provided from abutting public streets or roads. Streets within the Mobilehome park shall be privately owned.
- (1) Location Principles. The streets or roads in a Mobilehome park shall be located and built with regard to:
 - (a) Providing traffic-ways for convenient access to each Mobilehome lot and other important facilities in the park.
 - (b) Recognizing existing easements which are to be preserved.
 - (c) Permitting connection to existing facilities where necessary for the proper functioning of drainage and utility systems.
 - (2) Circulation. The street system should provide convenient circulation by means of minor street and properly located collector streets. The following standards shall also be applied to Mobilehome park street systems.
 - (a) Closed ends of dead-end streets shall be provided with a paved vehicular turning space having a minimum diameter of at least 80 feet to the outside paving edge.
 - (b) Interior streets shall be so laid out in a manner which will reduce or eliminate use by through traffic.
 - (c) The Mobilehome park shall be provided with two entrances for emergency access.
 - (d) Where a Mobilehome park abuts or contains an existing or proposed arterial street, the Board of Commissioners may require marginal access streets, reverse frontage with screen planting along the rear property line, or such other treatment as may be necessary to afford separation of through and local traffic.
 - (3) Extent of Street Improvements.
 - (a) General Requirements. In addition to the street construction requirements of this chapter, the street improvements in Mobilehome parks shall conform to the following general design requirements:
 - 1) Extend continuously from the existing improved street to provide access to each Mobilehome lot and other facilities in the park.
 - 2) Provide convenient circulation of vehicles.
 - (4) Street Surfacing. Streets shall be surfaced to the grades and dimensions shown on the street profile and cross-section plan submitted and approved with the final plan. The paving and wearing surface shall be constructed according to the standards outlined in this Chapter.
- B. Sidewalks. Sidewalks may be required where essential to assist circulation or pedestrian movement and safety to common or important facilities in the park. Sidewalks shall be constructed in accordance this Chapter.

§23-4.17 Design Standards and Other Requirements.

- E. The arrangement and other design standards of streets, easements, blocks, lots, stormwater management and erosion and sediment pollution control shall be in accordance with the requirements contained in this chapter, except as otherwise specified in this Part and/or the East Pennsboro Township Zoning Ordinance [Chapter 27], as amended.
- F. Buffer Strips and Screening. Screening will be provided within a buffer area 20 feet in width along the entire perimeter of the Mobilehome park to separate the Mobilehome park from the adjacent land uses and roadways. Screening for the Mobilehome park shall include one of the following screening options provided on the following Screening Chart.

Screening Chart

Options	Minimum Tree Size	Maximum Spacing Distance
Option 1 Wall/Fence A Hedge	6' in height 6' in height	NA, with NA
Option 2 A Hedge Evergreen Trees	6' in height 4' in height	NA, plus 10' on center
Option 3 Evergreen Trees Deciduous Trees	6' in height 6' in height, 2" caliper	6 on center, plus 15' on center

- G. All solid waste storage facilities shall be universally accessible for residents of the Mobilehome park.
- H. Street Lights. Street or on-site lights shall be provided to illuminate streets, driveways, and walkways for the safe movement of vehicles and pedestrians at night. Their type and location shall be shown on the lighting plan submitted with the final land development plan.
- I. Mailboxes. Mailboxes for persons living within the park shall be provided and located in accordance with US Postal Service regulations.

§23-4.16 Mobile Home Park and Recreation Facilities.

- A. General. All Mobilehome park land development plans submitted after the effective date of this chapter shall provide for suitable and adequate recreation for children and residents of the Mobilehome park in order to (A) insure adequate recreational areas and facilities to serve the future residents of the Township; (B) reduce increasing usage pressure on existing recreational areas and

facilities; and (C) insure that all present and future residents have the opportunity to engage in many and varied recreational pursuits.

B. Required Play Space Allocation.

1. The amount of land required to be designed and provided for recreational purposes for Mobilehome parks shall be 3,000 square feet for Mobilehome parks with 10 or fewer lots, and an additional 200 square feet of play space shall be provided for each additional Mobilehome lot.
2. A maximum of 25% of the total land area required by this section may consist of floodplain areas.
3. Such land set aside shall be suitable to serve the purpose of active and/or passive recreation by reason of its size, shape, location and topography and shall be subject to the approval of the Board of Commissioners.

C. Recreation Area Location Criteria. The Board of Commissioners shall consider the following criteria in determining whether to approve the proposed location of recreation areas in the applicant's land development plans:

1. Site or sites should be easily and safely accessible from all areas of the Mobilehome park, have good ingress and egress and have access to the park road system.
2. Site or sites should have suitable topography and soil conditions for use and development as a recreation area.
3. When designing and developing these recreation areas, it shall be done according to the standards established by the National Recreation and Parks Association.
4. Site or sites should, to the greatest extent practical, be easily accessible to essential utilities, such as water, sewer and electric.
5. Site or sites should meet minimum size requirements for usable acreage with respect to National Recreation and Parks Association standards with 75% of such area having a maximum slope of 7%.

ARTICLE IV – Improvement Acceptance

§ 23-4.18. Type of Financial Security.

- A. Bonds will be accepted, although the Board of Commissioners may accept an alternative type of financial security. Such financial security shall be posted with a bonding company, or federal or Commonwealth-chartered lending institution chosen by the party posting the financial security, providing said bonding company or lending institution is authorized to conduct such business in the Commonwealth of Pennsylvania, subject to review by the Township Solicitor for adequacy.

§ 23-4.19. Construction and Material Standards

Installation of improvements shall be made as required by the Township Construction and Material Standards, as amended by the Board of Commissioners from time-to-time.

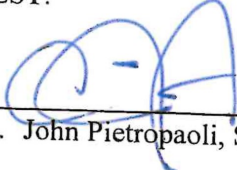
SECTION 2. REPEALER. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3: SEVERABILITY. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of this court shall not affect or impair the remaining sections, sentences, clauses, parts, or provisions of this ordinance.

SECTION 4: This Ordinance shall take effect and be in force from and after its approval as required by law.

ENACTED AND ORDAINED by the Board of Commissioners of East Pennsboro Township, Cumberland County, Pennsylvania, in lawful session, duly assembled, this 20th day of December, 2023.

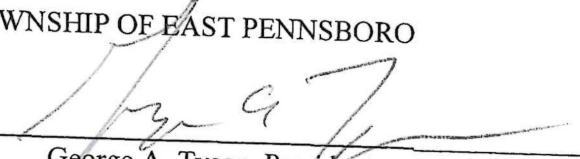
ATTEST:



A. John Pietropaoli, Sec.

TOWNSHIP OF EAST PENNSBORO

By:



George A. Tyson, President
Board of Commissioners

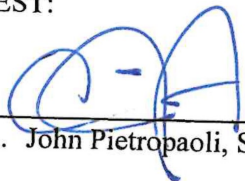
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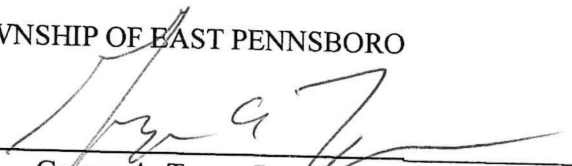
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ATTEST:



A. John Pietropaoli, Sec.

TOWNSHIP OF EAST PENNSBORO

By: 

George A. Tyson, President
Board of Commissioners