

expected in a more accessible region.

6.13 PLANNED RESIDENTIAL DEVELOPMENT

A Planned Residential Development as defined by Act 247, the Pennsylvania Municipalities Planning Code, shall be permitted in any zoning district described in this ordinance with the exception of the Nature Conservation and the Rural Industrial Districts, providing it meets the minimum standards provided by Article IV, Section 4.01(6) Rural Residential District and provided it meets the minimum standards provided in the Clinton County Subdivision and Land Development Ordinance.

The following are the purposes of the Planned Residential Development:

- (1) To respond to the growing demand for housing of all types and design;
- (2) To encourage innovations in residential and nonresidential development and renewal so that the growing demand for housing and other development may be met by greater variety in type, design, and layout of buildings;
- (3) To encourage the conservation of natural features and more efficient use of auxiliary open space;
- (4) To provide greater opportunities for better housing and recreation to all citizens and residents of this Commonwealth.
- (5) To encourage a more efficient use of land and of public services and to reflect changes in the technology of land development so that economies secured may benefit those who need homes; and
- (6) To provide a procedure which can relate the type, design and layout of residential and nonresidential development to the particular site and the particular demand for housing existing at the time of development in a manner consistent with the preservation of the property values within existing residential and nonresidential areas.

**ARTICLE VII
SUPPLEMENTAL REGULATIONS**

7.00 APPLICABILITY OF SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

Where the regulations identified in this Article apply to subdivision and land development activities, they shall be subject to the provisions of Clinton County's Subdivision and Land Development Ordinance. Plan and procedural requirements for land development are presented in Articles III and IV of said Ordinance. Developers must meet the requirements of said Ordinance in all land development activity.

In addition to the lot size, setback, and other requirements that may be required for each of the land uses listed below, all land uses shall meet the requirements of the District in which they are located. In the event of a conflict, the more restrictive provisions shall apply.

7.01 ADULT ENTERTAINMENT (COMMERCIAL STORES)

Within the RI District, adult commercial stores are permitted as a special exception subject to the following requirements:

- (1) The building or structure of such use shall be located not less than five hundred (500) feet from any residential use or district, public or private school, church, day care centers, recreation facility or any other religious, institutional, or educational use.
- (2) No such use shall be located within two thousand (2,000) feet of a similar use.
- (3) No materials sold within shall be visible from any window, door, or exterior of the building.
- (4) No person under the age of eighteen (18) years of age shall be permitted within an adult commercial store or sold any pornographic material.
- (5) Signage shall be limited to one attached sign no larger than twenty (20) square feet. Signage may be lighted by a covered and recessed fixture located at the top or base of the sign.

7.02 ANIMAL HOSPITALS AND VETERINARY FACILITIES

Within the A, RC and RF Districts, animal hospitals and veterinary facilities are permitted by special exception, subject to the following requirements:

- (1) All animal boarding facilities that are not wholly-enclosed, any outdoor animal pens, or runways shall be located within the rear yard.
- (2) Any animal boarding facility that is not wholly-enclosed, any outdoor animal pens, stalls, or runways shall be a minimum of one hundred

(100) feet from all property lines.

- (3) All outdoor pasture/recreation areas shall be enclosed to prevent the escape of the animals; all such enclosures shall be set back a minimum of ten (10) feet from all property lines.

7.03 AUTOMOBILE FILLING STATION (INCLUDING MINOR REPAIR)

Within the RC District, automobile filling stations, (including minor incidental repair) are permitted by special exception, subject to the following conditions:

- (1) The subject property shall front on an arterial or collector road as defined in the Definition Section of this Ordinance.
- (2) The subject property shall be set back at least three hundred (300) feet from any lot containing a school, day care facility, playground, library, hospital or nursing, rest or retirement home.
- (3) The storage of motor vehicles (whether capable of movement or not) for more than one (1) month period is prohibited.
- (4) Any parts removed from repaired vehicles shall not remain on the site longer than forty-eight (48) hours.
- (5) The outdoor storage of auto parts shall not be permitted.
- (6) Access driveways shall be a minimum of thirty (30) feet wide.
- (7) All ventilation equipment associated with fuel storage tanks shall be set back one hundred (100) feet and screened from any adjoining residential properties in accordance with Article IX of this Ordinance.

7.04 AUTOMOBILE REPAIR OR BODY WORK FACILITY

Automobile repair garage, including paint spraying and body and fender work shall be permitted as a special exception in the RC District, subject to the following requirements:

- (1) All automobile parts, refuse, and similar articles shall be stored within a building or enclosed area.
- (2) All repair and paint work shall be performed within an enclosed building.
- (3) No junk vehicles may be stored in the open for a period of longer than one hundred eighty (180) days. No more than three (3) such vehicles may be stored in the open.
- (4) Signage shall be limited to one attached sign no larger than twenty (20) square feet and/or one (1) perpendicular hanging sign no larger

than twelve (12) square feet and one free standing sign no larger than twelve (12) square feet set back at least twenty (20) feet from the adjoining road right-of-way. In the event the financial establishment is located at an intersection, two (2) such signs shall be permitted.

- (5) Minimum lot width of not less than two hundred fifty (250) feet shall be provided along each street on which the lot abuts.
- (6) Access to roads shall be at least one hundred (100) feet from the intersection of any streets.

7.05 AUTOMOBILE SALES

Sale of automobiles by a duly franchised new car dealership, used car sales, truck, trailer, cycle and boat rental shall be permitted as a special exception within the RC District, subject to the following requirements:

- (1) Minimum lot width of not less than two hundred fifty (250) feet shall be provided along each street on which the lot abuts.
- (2) Access to roads shall be at least one hundred (100) feet from the intersection of any streets.
- (3) All automobile parts and similar articles shall be stored within a building.
- (4) All fuel shall be stored within a building or enclosed area.
- (5) Lubrication, oil changes, tire changes, and minor repairs must be performed within a building.
- (6) Signage shall be limited to one attached sign no larger than twenty (20) square feet and/or one (1) perpendicular hanging sign no larger than twelve (12) square feet and one free standing sign no larger than twelve (12) square feet set back at least twenty (20) feet from the adjoining road right-of-way. In the event the financial establishment is located at an intersection, two (2) such signs shall be permitted.

7.06 BED AND BREAKFAST/GUEST HOUSE

The use and occupancy of a detached dwelling for the accommodation of transient guests is permitted by special exception in any district which permits single-family dwelling units, subject to the following requirement:

- (1) No more than six (6) guest rooms may be provided. No more than two (2) adults and three (3) children may occupy one guest room.
- (2) There shall be no advertising visible outside the premises to attract guests other than a single, non-illuminated sign which shall not exceed twelve (12) square feet. No external alterations, additions, or changes to the exterior structure shall be permitted except as required by the Pennsylvania Department of Labor and Industry.

- (3) The use shall be carried on primarily by members of the immediate family which must reside on the premises. Non-resident employees shall be limited to two (2) in addition to the resident members of the family.
- (4) There shall be no separate kitchen or cooking facilities in any guest room. Food served to guests on the premises shall be limited to breakfast and afternoon refreshments only.
- (5) The use of any amenities provided by the guest house such as swimming pool or tennis courts shall be restricted in use to the guests.
- (6) The use may not be established until there is compliance with all County zoning rules and regulations.

7.07 CAMPGROUND, COMMERCIAL AND PRIVATE

Commercial campgrounds (including recreational vehicle parks) and private campgrounds (including cottage development) shall be permitted as a special exception in the A and RF Zoning Districts, subject to the following requirements:

- (1) All campgrounds are subject to the provisions for land development as found in the County Subdivision and Land Development Ordinance and are subject to the plan submittal procedures of Articles III and IV of that Ordinance.
- (2) All campgrounds are subject to County permitting procedures and requirements in the County Subdivision and Land Development Ordinance.
- (3) All campgrounds must secure a Campground Permit from the Pennsylvania Department of Environmental Resources.
- (4) Minimum tract size for all campgrounds in the A and RF Zoning Districts is fifteen (15) acres.
- (5) The following requirements apply to all private camps and cottage development:
 - A. Permitted use shall be seasonal only, not exceeding one hundred eighty (180) days during any calendar year.
 - B. No mobile homes or recreational vehicles shall be permitted.
 - C. Cottage shall be clustered, but the maximum overall density shall not exceed one (1) cottage for every two (2) acres.
- (6) The following standards apply to all commercial campgrounds:
 - A. There shall be a minimum of two thousand (2,000) square feet of area provided each campsite.

- B. Campsites shall abut internal driveways for vehicular ingress and egress, except for tent campsites which shall be two hundred fifty (250) feet maximum from an internal driveway.
- C. All campgrounds shall furnish centralized sanitary and garbage collection facilities that shall be set back a minimum of one hundred (100) feet from any property line. Such facilities shall be screened from adjoining residentially-zoned properties.
- D. Recreational vehicles shall be separated from each other and from other structures by at least ten (10) feet. Any accessory structure such as attached awnings, carports, or individual storage facilities shall, for purposes of this separation requirement, be considered to be part of the vehicle.

(7) Accessory Uses:

- A. Accessory uses such as management headquarters, camp store, "bathhouse" and structures customarily incidental to operation of a campground are permitted, provided:
 - 1. Such establishments shall be restricted in their use to occupants of the campground only.
 - 2. Their commercial character (which would attract customers other than occupants of the campground) shall be invisible.
- B. Signage shall be limited on two (2) signs which together total twenty (20) square feet of sign face.

7.08 CAR WASH

Within the RC District, car washes are permitted as a special exception subject to the following requirements:

- (1) No sinkhole, stream or watercourse shall be used for the draining of car wash affluent of waste water.
- (2) Each washing bay shall provide an on-site stacking lane at least eight (80) feet long.

7.09 CEMETERY

Within the A, RF and RR Districts, cemeteries, including mausoleums are permitted by special exception, subject to the following conditions:

- (1) The minimum lot area shall be five (5) acres.

- (2) The cemetery association, or operators, must provide assurances that water supplies of properties surrounding the cemetery will not be contaminated by burial activity.
- (3) Burial plots or facilities shall not be permitted in flood plain areas.

7.10 CHEMICAL PLANTS AND STORAGE FACILITIES

Chemical plants and storage facilities shall be permitted as a special exception in the RI District subject to the following requirements:

- (1) All activities must be in compliance with applicable federal, state and local regulations.
- (2) An Erosion and Sedimentation Control Plan, as described in Section 6.11 and approved by the County Soil Conservation District, shall be implemented to minimize the adverse impact of the activity. Additional measures determined as necessary by the County Planning Commission may be required.
- (3) All activities except outdoor material storage must be conducted within an enclosed structure.
- (4) All activities must be entirely fenced with opaque material at least ten (10) feet in height. A living fence may not be substituted.
- (5) No activity or part thereof will be located closer than three hundred (300) feet to the lot line of any school, hospital, nursing home or dwelling unit.
- (6) Setbacks on all sides must be at least three hundred (300) feet.

7.11 CHURCH RELATED EDUCATIONAL OR DAY CARE FACILITIES

Within the A, RF and RR Districts, church related and day care facilities are permitted as a special exception, subject to the following requirements:

- (1) All educational or day care uses shall be accessory, and located upon the same lot as a house of worship.
- (2) If education or day care is offered below the college level, an outdoor play area shall be provided, at a rate of one hundred (100) square feet per individual enrolled. Off-street parking lots shall not be used as outdoor play areas. Outdoor play areas shall not be located within the front yard and must be set back twenty-five (25) feet from all property lines. Outdoor play areas shall be completely enclosed by a six-foot-high fence, and screened from adjoining residentially-zoned properties. All outdoor play areas must provide a means of shade such as a shade tree(s) or pavilion(s).
- (3) Enrollment shall be defined as the largest number of students and/or

children under day care supervision at any one time during a seven-day period.

- (4) Passenger "drop-off" areas shall be provided and arranged so that passengers do not have to cross traffic lines on or adjacent to the site.
- (5) All educational or day care uses shall be governed by the location, height, and bulk standards imposed upon principal uses within the underlying District.

7.12 CLUBS, LODGES AND FRATERNAL ORGANIZATIONS

Within the RC District, clubhouses, lodges and fraternal organizations are permitted by special exception subject to the following requirements:

- (1) All private clubs shall have access to a private or public road.
- (2) All off-street parking shall be located to the sides or rear of the principal structure but no closer than twenty-five (25) feet from the right-of-way line of adjoining road(s) or thirty (30) feet from any adjoining residential lot lines.
- (3) All outdoor recreation/activity areas shall be set back at least fifty (50) feet from any property line.
- (4) A vegetative buffer shall be provided along any adjoining residential zoned property.

7.13 COMMERCIAL DAY CARE CENTER

A commercial day care center is permitted as a special exception in the A, RF and RR Districts, subject to the following requirements:

- (1) Care is provided for seven (7) or more children, at any one time, where the child care areas are not being used as a family residence. greater.
- (2) All facilities require approval or licensure, as specified by the Pennsylvania Department of Public Welfare and the Pennsylvania Department of Labor and Industry.
- (3) The minimum yard, setback and lot width requirements for other permitted uses in the applicable zoning districts shall be met.
- (4) Sewer and water services shall be provided in accordance with the County Subdivision and Land Development Ordinance.
- (5) No commercial day care center shall be constructed within one-half (0.5) mile radius of any other group home.

7.14 COMPOSTING AS A PRINCIPAL USE

Composting as a principal use shall be permitted as a special exception in the RI District subject to the following requirements:

- (1) All activities must be in compliance with all applicable federal, state and local regulations.
- (2) An Erosion and Sedimentation Control Plan, as described in Section 6.11 and approved by the County Soil Conservation District, shall be implemented to minimize the adverse impact of the activity. Additional measures determined as necessary by the County Planning Commission may be required.
- (3) All activities except outdoor material storage must be conducted within an enclosed structure.
- (4) All activities must be entirely fenced with opaque material at least ten (10) feet in height. A living fence may not be substituted.
- (5) No activity or part thereof will be located closer than three hundred (300) feet to the lot line of any school, hospital, nursing home or dwelling unit.
- (6) Setbacks on all sides must be at least three hundred (300) feet.

7.15 GROUP HOME

Group homes are facilities intended to accommodate special persons (Article III Definitions) and are permitted as special exceptions in the A, RF and RR Districts, subject to the following requirements:

- (1) The number of persons living in such a group home shall be four (4) or more in number and shall include at least one (1) on-site support staff member who shall not be included in the maximum number.
- (2) All group home structures should have the appearance of single family or other traditionally residential structures.
- (3) All group homes shall meet the minimum yard, setback and lot width requirements for detached dwellings in the applicable Zoning District.
- (4) A group home must be sponsored and operated by a group, organization or corporation licensed by either the County or the State. Proof of licensing shall be submitted with applications for the group home use. Proof of compliance with all applicable County or State regulations shall be furnished to the County Zoning Officer within three (3) months of the granting of the zoning permit.
- (5) Sewer and water services shall be provided in accordance with the County Subdivision and Land Development Ordinance.
- (6) No group home shall be constructed within a one-half (0.5) mile radius

of any other group home.

7.16 HOME OCCUPATION

Home occupations are permitted as accessory uses in all Districts except RC and RI, subject to the following requirements:

- (1) The home occupation shall be carried on only by a member of the immediate family with a maximum of two (2) non-resident employees.
- (2) The character or external appearance of the dwelling unit or accessory structure must be consistent with the Zoning District. No display of products may be shown so as to be visible from outside.
- (3) A nameplate not larger than six (6) square feet in area shall be permitted. It can be neither animated or illuminated by direct light.
- (4) Not more than forty-five (45) percent of the habitable floor area of a dwelling unit may be devoted to a home occupation.
- (5) The premises must at all times be kept neat and orderly.
- (6) The use will not result in substantial increase in traffic. A twenty (20) percent increase in traffic shall be regarded as substantial.
- (7) The use will not involve any waste product other than domestic sewerage or municipal waste.
- (8) The use will not involve the sale of any item except as incidental to the home occupation.
- (9) If an existing accessory building is to be enlarged or a building constructed to accommodate the proposed use, the building after enlargement or construction shall not have a floor area in excess of fifty (50) percent of the floor area of the principal building.
- (10) The use will not be one which creates dust, heat, glare, smoke, vibration audible noise, or odors outside the building.
- (11) The applicant must supply to the County Zoning Officer such information to ensure that all of the above requirements will be met. The zoning permit once issued shall continue in effect as long as there is no change in the nature or extent of the use.

7.17 JUNK YARDS

Within the RI District, junk yards shall be permitted as a special exception, subject to the following requirements:

- (1) The deposit or storage for more than one hundred twenty (120) days of two (2) or more motor vehicles not having valid inspection stickers issued by the Pennsylvania Department of Transportation, excluding