

farm vehicles, or of two (2) or more wrecked or broken vehicles, or the major parts of two (2) or more such vehicles, shall be deemed to make the lot a junk yard.

- (2) No material shall be placed in any junk yard in such a manner that is capable of being transferred out of the junk yard by wind, water, or other natural causes.
- (3) The boundaries of any junk yard shall at all times be clearly delineated.
- (4) All paper, rags, cloth and other fibers, and activities involving the same, other than loading and unloading, shall be kept within fully enclosed buildings.
- (5) The land area used for junk yard purposes shall not be less than five (5) acres and shall not be exposed to public view from any public street or road by virtue of its location on a hillside or location on a plateau below street level.
- (6) Screening of the junk yard from neighboring land uses shall, as a minimum, require the following:
 - A. The junk yard shall be entirely enclosed by a fence at least eight (8) feet by no more than ten (10) feet high constructed of approved fencing material with access only through solid gates. Such fence or wall shall be kept in good repair. A chain link fence with opaque insets and dense plantings of evergreen, which shall shield the view of the property, or acceptable perennial species, is an example of an approved fencing material.
 - B. The contents of such a junk yard shall not be placed or deposited to a height greater than the height of the fence or wall herein prescribed.
 - C. The fence or wall shall be situated no closer to any street or property line than fifty (50) feet. Between the fence or wall and the street or property line, additional buffer plantings shall be placed so as to minimize the effect of a single fence and hedgerow.
- (7) All materials shall be stored in such a manner as to prevent the breeding or harboring of rats, insects, or other vermin. When necessary, this shall be accomplished by enclosure in containers, raising of materials above the ground, separation of types of material, preventing the collection of stagnant water, extermination procedures, or other means.
- (8) No burning shall be carried on in any junk yard. Fire shall be prevented and hazards avoided by organization and segregation of stored materials, with particular attention to the separation of combustibles from other materials and enclosure of combustibles where necessary (gas tanks shall be drained), by the provision of adequate

aisles at least fifteen (15) feet for escape and firefighting, and by other necessary measures.

7.18 KENNELS

Within the A, RC and RF Districts, kennels are permitted by special exception subject to the following requirements:

- (1) All animal boarding buildings that are not wholly-enclosed and any outdoor animal pens, stalls or runways shall be located within the rear yard.
- (2) All animal boarding buildings that are not wholly-enclosed and any outdoor animal pens, stalls, or runways shall be a minimum of one hundred (100) feet away from all property lines.
- (3) All outdoor running areas shall be enclosed to prevent the escape of the animals; all such enclosures shall be a minimum of ten (10) feet from all property lines.
- (4) All animal wastes shall be regularly and properly disposed of.
- (5) The applicant shall demonstrate a working plan to prevent or alleviate any noise problems emanating from animals boarded on the site.

7.19 LIQUID FUEL STORAGE AND DISTRIBUTION

Operations utilizing liquid fuel storage and distribution shall be permitted as a special exception in the RC and RI Districts subject to the following requirements:

- (1) No activity or part thereof shall be located closer than three hundred (300) feet to the lot line of any school, hospital, nursing home or dwelling unit, nor closer than one hundred (100) feet from a public right-of-way.
- (2) The activity must be entirely fenced with opaque material at least ten (10) feet in height. A living fence may not be substituted.

7.20 LOGGING INVOLVING LAND AREA OF MORE THAN TWENTY-FIVE (25) ACRES

The Clinton County Zoning Officer shall require the applicant to comply with one or more of the following when environmental conditions exist that impact on public safety, health and welfare of the residents of the County.

- (1) A copy of all applicable federal, state and local permits shall be provided to the County Zoning Officer.
- (2) An erosion and sedimentation control plan, as described in Section 6.11 and approved by Clinton County Soil Conservation District, shall be implemented to minimize the adverse impact of the activity.

Additional measures determined as necessary by the Planning Commission may be required.

- (3) A study or studies performed to the satisfaction of the Planning Commission showing the impact of the use on public safety, health and welfare including, but not limited to, public or individual water systems, transportation networks, air quality, water quality, etc. The cost of said study shall be borne by the applicant.

7.21 MANUFACTURING

Manufacturing, including the production, processing, cleaning, testing, and distribution of materials, goods, foodstuffs, and products shall be a permitted use in the RI District subject to the following requirements:

- (1) The screen requirements of Article IX and the sign regulations of Article VIII of this Ordinance shall be met.
- (2) Parking: Three (3) off-street parking spaces for every four (4) employees on the largest shift, plus one (1) space for each company vehicle normally stored on the premises.
- (3) Wholesale sales are permitted when linked with production of the sale items on the same premises.
- (4) No toxic or chemical wastes shall be stored on the site except in a manner approved by the PA Department of Environmental Resources and with the knowledge of the fire companies serving the area.

7.22 MINI-WAREHOUSE

Warehouse/storage units provided for lease to the general public for the purpose of storage of small-scale articles are permitted as a special exception in the RC District, subject to the following requirements:

- (1) Unit Requirements:
 - Maximum number of units - four (4).
 - Maximum square feet per unit - 3,000 sq. ft.
- (2) No outdoor storage shall be permitted.
- (3) There shall be no storage of explosive, toxic, radioactive or highly flammable materials.
- (4) Area shall be kept free of junk and debris at all times.

7.23 MOBILE HOMES ON INDIVIDUAL LOTS

A mobile home shall be permitted on an individual lot in any District permitting single family residences. When reviewing permit applications for such mobile houses, the Zoning Officer shall utilize the following criteria and may require

additional information to be submitted where it is necessary in order to adequately protect the health, safety, and welfare of County residents.

- (1) Every lot to be used for the placement of an individual mobile home shall have a gross area at least equal to the minimum lot size of the District in which it is located. In addition, the unit must be situated on the lot to meet the applicable minimum setback line requirements.
- (2) All mobile homes shall be placed upon one of the following types of foundations:
 - A. Permanent Foundation. A permanent foundation shall consist of no less than footers or masonry construction set well below the frost line. Such foundation shall be constructed to leave no unnecessary open space between the mobile home and the foundation, except for windows or other openings as might be necessary for purposes such as floodproofing.
 - B. Stand or Pad. A pad or stand, properly graded, placed and compacted so as to be durable and adequate to support maximum anticipated loads during all seasons may be utilized.
- (3) Every mobile home shall be firmly anchored to its foundation prior to the unit being occupied. The mobile home foundation shall be provided with anchors and tie-downs, such as cast-in-place concrete "deadman" eyelets embedded in concrete or runways, screw augers or arrow head anchors. The anchoring system shall be designed to resist a wind velocity of at least ninety (90) miles per hour.
- (4) Each mobile home shall have a continuous wall around its entire perimeter in accordance with one of the following methods:
 - A. Permanent Walls. A permanent wall may be constructed of concrete or masonry and shall extend from the unit floor system to concrete footing below the subgrade frost line; i.e. the extension of a permanent foundation.
 - B. Skirting. If a masonry wall is not used, each mobile home shall be encircled with skirting designed to compliment its appearance. Skirting shall include materials which have been prefabricated for this specific purpose. Bales of hay or plywood shall not be allowed.
- (5) Access to crawl space created by the installation of a wall shall be provided by means of a door or panel capable of being locked.
- (6) Every unit to be used as a dwelling unit must contain a minimum of six hundred fifty (650) square feet of habitable floor area.
- (7) Every unit which is to be placed in the Floodplain must comply with all provisions contained in the Municipal Floodplain Ordinance.

7.24 MOBILE HOME PARKS

Mobile home parks are permitted as a special exception in the A and RF Districts, subject to the provisions of Article VII of the County Subdivision and Land Development Ordinance.

7.25 MULTI-FAMILY DWELLINGS

Multi-family dwellings shall be defined as a single structure designed for and constructed to contain three (3) or more dwelling units and shall be permitted as a special exception in the A, RF, and RR Districts. Every such structure shall meet the requirements of Article VI, Section 602.4 of the County Subdivision and Land Development Ordinance and the requirements outlined below:

(1) Design Standards

A. Site Plan Specifications and Procedures

All procedures shall conform to Articles III and IV of the County Subdivision and Land Development Ordinance.

B. Minimum Lot Area

1. Each multi-family dwelling shall have a gross area at least equal to the minimum lot size for the District in which it is located, plus an additional fifteen (1500) square feet for each dwelling unit where the structure is situated in a residential district.

2. Where individual dwelling units of a townhouse or other single-family attached dwellings are to be conveyed, and adequate arrangements can be made for sewage treatment, the following shall apply:

Interior Lot Area	8,000 sq. ft.
Exterior Lot Area	10,000 sq. ft.

C. Traffic access and Parking Facilities. All new streets or access drives shall be designed and constructed in accordance with Article X of this Ordinance.

D. Sewage and Water Facilities. The developer must provide adequate water and sewage facilities, preferable by public or community facilities and comply with Sections 510 and 511 of the County Subdivision and Land Development Ordinance.

E. Application for multi-family dwellings shall include a Stormwater Management Plan in accordance with Section 513 of the County Subdivision and Land Development Ordinance.

7.26 NATURAL RESOURCES, MINING AND EXTRACTIVE OPERATIONS

Natural resource uses such as logging involving more than five (5) acres, excavating, quarrying, mining, and the processing of top soils, gravel, sand, clay, shale or other natural formations such as natural gas production and/or storage, shall be permitted as a special exception in the A, RF and RI Districts subject to the following requirements:

- (1) All activities must be compliance with all applicable federal, state and local regulations.
- (2) An Erosion and Sedimentation Control Plan, as described in Article VI 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) When applying for a zoning permit, the application shall provide the following plans and information:

Site Plan Specifications

- A. The applicant shall provide a full set of all documentation and plans required to meet the permit requirements of the PA Department of Environmental Resources.
- B. Analysis of the impact upon roads shall be presented and the weight of trucks indicated.

Performance Standards

- A. Access. Truck access shall minimize danger to traffic and avoid nuisance to surrounding properties.
- B. Dust Abatement. The applicant shall describe how mud and dust will be controlled during operations.
- C. Setbacks. No excavation, quarry wall, storage or area in which processing is conducted shall be located within two hundred (200) feet of any lot line, two hundred (200) feet of any street right-of-way, or within two hundred (200) feet of any zoning district boundary line.

7.27 PLANING MILL/SAWMILL

Planing mills where wood products are sold or processed to finished items shall be permitted as a special exception in the A, RF, and RI Districts.

- (1) The principal use may be combined with a lumber yard.
- (2) The screening requirements of Article IX of this Ordinance shall be met.
- (3) The noise level shall not exceed sixty-five (65) decibels at property line.

- (4) As a minimum, the structure containing the saws and/or planing equipment shall be located at a minimum of two hundred (200) feet from any residential property.
- (5) No chemicals or creosote shall be used on the premises as an additive to the wood products in any case where the facility is located closer than two hundred (200) feet of a water course.

7.28 PROFESSIONAL OFFICES

Professional offices shall be permitted as a special exception in the A, RF and RR Districts subject to the following requirements:

- (1) Examples of permissible professional offices include the practice of engineering, medicine and dentistry, law, accounting, and architecture.
- (2) One (1) off-street parking space shall be provided for each three hundred fifty (350) square feet of office space in addition to any other uses requiring parking spaces.
- (3) Access is from a primary street which has a right-of-way width of not less than thirty-two (32) feet.

7.29 RECYCLING COLLECTION POINTS

Recycling collection points, or drop box sites, designed for the efficient disposal and collection of recyclable materials, may be established as a special exception in the A, RF, RC and RR Districts, subject to the following requirements:

- (1) All recyclables shall be placed in enclosed and labeled containers expressly provided for this purpose.
- (2) The container, or containers, shall be setback at least twenty (20) feet from the roadway right-of-way, or thirty (30) feet from the center line of the roadway, whichever is greater. A paved apron at least ten (10) feet wide is also required.
- (3) The recycling area shall have a buffer on each side, which consist of trees and shrubs.

7.30 RESIDENTIAL AND SEASONAL DWELLINGS (INDIVIDUAL)

Individual residential and seasonal dwellings that are not part of a Planned Residential and Seasonal Development as described in Article XI are permitted in the Nature Conservation (NC) District, subject to the following requirements;

- (1) The minimum lot size is ten (10) acres per dwelling. However, one (1) seasonal dwelling may be permitted on a lot of less than ten (10)

acres if the lot existed prior to the effective date of this Ordinance, and there are no existing dwellings on the lot.

- (2) There shall be only one principal building per lot. All other buildings and uses shall be limited to accessory uses which are clearly incidental and subordinate in size and mass to the principal use.
- (3) Temporary living arrangements for seasonal dwellings shall not be allowed for more than one hundred eighty (180) days per year. Temporary living arrangements using recreational vehicles as defined in Article III of this Ordinance shall not be allowed.
- (4) All living arrangements, whether temporary or permanent, shall comply with the Municipal Privy Ordinance which includes soil suitability testing and approval by the Sewage Enforcement Officer.
- (5) Individual dwelling units located in the District shall comply with applicable provisions of the County Subdivision and Land Development Ordinance. If an inconsistency is found, the stricter requirement shall apply.

7.31 RESIDENTIAL CONVERSION

The following standards shall apply to the conversion of an existing single-family detached dwelling when permitted under this Ordinance:

- (1) The maximum number of dwelling units resulting from conversion shall be three (3).
- (2) The minimum space per dwelling unit shall be six hundred (600) square feet.
- (3) The conversion dwelling shall maintain the facade and appearance of a single dwelling with a single front entrance. The dwelling units may share the single front entrance.
- (4) Except as may be necessary for purposes of safety, the building shall retain the same structural appearance it had before such conversion.
- (5) Additional entrances, when required, shall be placed on the side or rear of the building. Exterior stairways and fire escapes shall be located on the rear wall in preference to either side wall, and in no case be located on a front or side wall facing a street.
- (6) Separate cooking and sanitary facilities shall be provided for each dwelling unit, except where a family relative or dependant customarily takes their meals with a family member.
- (7) A floor plan shall be included with the application. A lot plan shall also be included in the application which identifies off-street parking and other lot improvements.

- (8) The minimum lot area and bulk regulations for the applicable zoning district shall be met.
- (9) Twenty-five (25) percent of the lot area shall be reserved and maintained as common open space for residents of the dwelling units.

7.32 RESIDENTIAL DEVELOPMENT/AGRICULTURAL DISTRICT

Single-family dwelling units shall be located so as to utilize the least agriculturally productive land feasible in order to minimize interference with agricultural production.

- (1) Land shall be considered of low quality for agricultural use if:
 - A. The land cannot feasibly be farmed due to existing features of the site such as rock outcroppings, surface rock that inhibits plowing, heavily wooded areas or slopes in excess of fifteen (15) percent;
 - B. The land consists of Soil Classes III, IV, or V; or
 - C. Identified as such by the County Conservation District.
- (2) The minimum lot size per dwelling shall be one (1) acre.
- (3) Prime farmland, Soil Classes I and II, shall not be used for residential development except in the case where 1) the size or shape of the parcel will not permit efficient use of farm machinery, or 2) no other land on the tract can be used for residential development.
- (4) In any case, the maximum number of units which can be located on prime farmland shall not exceed one (1) single family residence for every ten (10) acres.

7.33 RETIREMENT COMMUNITY

Within the A, RF, and RR Districts, a retirement community designed to accommodate people of retirement age is permitted as a special exception, subject to the following requirements:

- (1) The density, open space, minimum site area and impervious surface standards for the applicable zoning district and use shall be met.
- (2) Residents must be at least fifty-five (55) years of age, with no children at home under the age of eighteen (18).
- (3) Prior to final approval, the County must be satisfied with legal arrangements pertaining to age restrictions.
- (4) A multi-purpose community center is permitted as part of the retirement development.

7.34 ROADSIDE FARM STAND

A permanent structure or building used for the display and sale of farm products, produced or raised on the premises shall be permitted as an accessory use in the A and RF Districts, subject to the following requirements:

- (1) Such use shall exclude card tables, wagons, benches and similar temporary set-ups that do not accompany a permanent farm stand.
- (2) The roadside farm stand is an accessory use to a farm.
- (3) A roadside farm stand may only be located on the lot from which the products for sale in it originate.
- (4) There shall be only one (1) roadside farm stand per lot.
- (5) A roadside farm stand may also sell farm products from any farm abutting the lot on which the farm stand is located.
- (6) Combined building floor area and horizontal space within or under a structure shall not exceed fifteen hundred (1500) square feet.
- (7) A farm stand may be located on a lot with other permitted uses.

7.35 RURAL RETAIL SHOPPING CENTER

A neighborhood or small retail shopping center, or plaza, that is planned and designed as a complex of related structures shall be permitted as a special exception within the A and RF Districts, and a permitted use in the RC District, subject to the following requirements:

- (1) Rural shopping centers shall have a minimum site area of five (5) acres.
- (2) Medical office, professional office, retail stores, service businesses, financial establishment, eating place, indoor entertainment, and theater may be permitted.
- (3) The development shall be designed as a single architectural style.
- (4) The distance between buildings shall be twenty (20) feet.
- (5) Lighting facilities shall be provided and arranged in a manner which will protect neighboring properties from direct glare.
- (6) A landscaped buffer along any residential or agricultural area shall be provided and shall be not less than seventy-five (75) feet in width, measured from the shopping center boundary. The buffer shall consist of trees and shrubs and ground cover with a minimum cover of five (5) trees per one hundred (100) lineal feet. Trees shall be at least two (2) inch caliper and staked at the time of planting. Other buffer requirements of this Ordinance shall also apply.