

- (7) All streets, parking areas, loading and other areas designed for vehicular use shall be in accordance with Article X of this Ordinance.

7.36 SANITARY LANDFILLS AND TRANSFER STATIONS

Sanitary landfills and transfer stations 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) All activities must be entirely fenced with an opaque material at least ten (10) feet in height. A living fence shall not be substituted.
- (3) Setbacks on all sides must be at least three hundred (300) feet.
- (4) All access roads must be constructed to meet the requirements of the Pennsylvania Department of Transportation Form 408.

7.37 SWIMMING POOLS (PRIVATE)

Private swimming pools are permitted in all Districts except NC and RI as an accessory use, subject to the following requirements:

- (1) The pool shall be intended and shall be used solely for the enjoyment of the occupants and their guests of the principal use of the property.
- (2) The pool shall be located in either the rear or side yard of the property.
- (3) All in-ground pool areas shall be fenced or otherwise protected so as to prevent uncontrolled access by children from the street or adjacent properties. The barrier shall be not less than four (4) feet in and shall be maintained in good condition. Where an in-ground pool height is located more than two hundred fifty (250) feet from a residence on an adjoining property, a wall or fence shall not be required. However, if a residence is subsequently constructed within this distance, a wall or fence shall be required.
- (4) For above ground pools, the pool shall be fenced as described above or it shall contain a fence and locked gate around its deck or a retractable ladder when not in use.

ARTICLE VIII

SIGN REGULATIONS

8.00 GENERAL

The following regulations shall apply to all Zoning Districts.

- (1) Permits to construct, install and maintain signs shall be obtained from the County Zoning Officer.
- (2) Signs may be erected and maintained only when in compliance with the provisions of this Ordinance and all other Ordinances and Regulations relating to the erection, alteration, or maintenance of signs.
- (3) Signs shall not contain moving parts nor use flashing or intermittent illumination. The source of light shall be steady and stationary.
- (4) No sign shall be placed in a position, or have illumination that it will cause any danger to pedestrians or vehicular traffic.
- (5) Floodlighting of any sign shall be arranged so that the source of light is not visible nor glare is detected from any property line or vehicular access, and that only the sign is illuminated.
- (6) No sign other than official traffic signs shall be erected within the right-of-way lines of any street.
- (7) Every sign must be constructed of durable material and be kept in good condition. Any sign which is allowed to become dilapidated shall be removed by the owner, or upon failure of the owner to do so, by the County at the expense of the owner or lessee. The County Zoning Officer shall make such determination as to state of repair. All violations shall be corrected within ninety (90) days of receiving notice of violation.
- (8) No sign shall be erected or located as to prevent free ingress to or egress from any window, door, fire escape, sidewalk or driveway.
- (9) No sign shall be erected which emits smoke, visible vapors or particles, sound or odor.
- (10) No sign shall be erected which uses an artificial light source, or reflecting device, which may be mistaken for a traffic signal.
- (11) No sign shall be erected containing information which implies that a property may be used for any purpose not permitted under the provisions of this Ordinance.
- (12) No sign shall be placed on any tree except political signs, yard or garage sale signs, hunting and trespassing signs. Any political, yard

or garage sale signs must be removed no later than five (5) days after the cessation of the posted event.

- (13) The distance from ground level to the highest part of any free-standing sign shall not exceed eight (8) feet in residential districts.
- (14) No free-standing sign shall be located within the street right-of-way.
- (15) Signs shall not project above the maximum building height permitted in any District in which they are located.
- (16) Signs necessary for the identification, operation, and protection of public utilities, may be erected within the street right-of-way when authorized by the County Zoning Officer for a special purpose and for a specified time.
- (17) Only parallel signs are permitted in areas of limited yard setback.
- (18) All signs erected along the right-of-way of a state highway shall be in accordance with the regulations of Pennsylvania Department of Transportation.

8.01 SIGNS PERMITTED IN THE RR DISTRICT

- (1) Official traffic signs.
- (2) Identification signs, bulletin or announcement boards for schools, churches, hospitals, or similar institutions, and for clubs, lodges, farms, estates, or similar uses, provided that:
 - A. No more than two such signs shall be erected on any frontage to any one property.
 - B. The area on one side of any such sign shall not exceed twelve (12) square feet.
- (3) Professional, home occupation, or name sign indicating the name, profession, or activity of the occupant of a dwelling, provided:
 - A. The area of any one side of any such sign shall not exceed six (6) square feet.
 - B. One such sign shall be permitted for each permitted use or dwelling.
 - C. Signs indicating a permitted non-residential use shall be erected on the property where that use exists.
 - D. The sign shall not be illuminated or animated.
- (4) Real estate signs, including signs advertising the rental or sale of

premises, provided that:

- A. The area on any one side of any such sign shall not exceed six (6) square feet.
 - B. A sign shall be located on the property to which it refers.
 - C. Such signs shall be removed within fourteen (14) days upon the sale of the premises.
 - D. Not more than one such sign shall be placed on any one street frontage.
- (5) Temporary signs of contractors, architects, special events, and the like, provided that:
- A. Such signs shall be removed within fourteen (14) days upon completion of the work or special event.
 - B. The area of such signs shall not exceed six (6) feet.
 - C. Such signs shall be located on the applicable property.
- (6) Signs advertising an existing non-conforming use, provided that:
- A. The area on one side of such sign shall not exceed six (6) square feet.
 - B. The sign shall be erected only on the applicable premises.
 - C. No more than one such sign shall be erected on any one street frontage.
- (7) Signs necessary for the identification and protection of public utility corporation facilities, provided that the area of one side of such sign shall not exceed four (4) square feet.
- (8) Signs within a residential subdivision to direct persons to a rental office or sample unit within that subdivision provided that the area on one side of any such sign shall not exceed two (2) square feet.
- (9) Trespassing signs and signs indicating the private nature of the premises. The area of any one side of such signs shall not exceed two (2) square feet and the signs shall be placed at intervals of not less than one hundred (100) feet along any street frontage.
- (10) Sign denoting the name of a subdivision or development, provided that:
- A. The area on one side of such sign shall not exceed twenty-four (24) square feet.
 - B. The sign shall be erected only on the premises on which the subdivision or development is located.

C. No more than one such sign shall be erected on any one street frontage.

(11) Free-standing signs, provided that no more than one (1) free-standing sign, exclusive of all directional signs, shall be allowed on any one property.

8.02 SIGNS PERMITTED IN THE RC AND RI DISTRICTS

(1) Any sign permitted under Section 8.01 of this Article.

(2) Commercial signs, provided that:

A. The total area on one side of all signs placed on or facing any one street frontage of any one premises shall not exceed twenty (20) square feet, except in the case of a tract or building housing more than one commercial use.

B. In the case of a building, or tract of land housing more than one use, one permanent directory or identifying sign for the building or tract may be erected. The area on one side of said sign shall not exceed forty (40) square feet. In addition, for each use located within that building, or on the same lot, one wall-mounted sign shall be permitted. The area of such sign shall not exceed twelve (12) square feet, may be attached to that portion of the building housing in use.

C. No more than two separate signs shall face any one street frontage for any one use except in the case of a tract containing a directory sign.

(3) Directional signs, provided that:

A. The area on one side of a directional sign shall not exceed two (2) square feet.

(4) Free-standing signs, provided that:

A. No more than one (1) free-standing sign exclusive of all directional signs shall be allowed on any one property.

B. The area on one side of a free-standing sign shall not exceed thirty-two (32) square feet, exclusive of all directional signs.

8.03 SIGNS PERMITTED IN THE A AND RF DISTRICTS

(1) Any sign permitted under Section 8.01 of this Article.

(2) Commercial signs, provided that the total area on one side of all signs placed on or facing any one street frontage of any one premises shall not exceed sixteen (16) square feet.

8.04 EXISTING SIGNS

- (1) Existing signs may be continued provided that all such signs shall conform to the General Requirements as set forth in Section 8.00 of this Article.
- (2) Any sign existing at the time of the passage of this Ordinance that does not conform with the regulations of the District in which such sign is located shall be considered a nonconforming use and may continue in such use in its 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 Ordinance.

8.05 BILLBOARDS

Within the RC and RF Districts, billboards are permitted by special exception beside state highways 120 and 664 in Clinton County subject to the following criteria:

- (1) No billboard shall be located within one thousand (1000) feet of another billboard.
- (2) All billboards shall be a minimum of fifty (50) feet from all side and rear property lines.
- (3) All billboards shall be set back at least fifty (50) feet from any road right-of-way lines.
- (4) All billboards shall be set back at least one hundred (100) feet from any land within a Residential District.
- (5) No billboard shall obstruct the view of motorists on adjoining roads, or the view of adjoining commercial or industrial uses, which depend upon visibility for identification.
- (6) No billboard shall exceed an overall size of three hundred (300) square feet, nor exceed twenty-five (25) feet in height.

ARTICLE IX

SCREENING REGULATIONS

9.00 SCREENING

It is the intent of the screening provisions to provide visual and auditory separation between potentially incongruous land uses. It is a further intent of the following provisions to provide flexibility to the developer or property owner to create effective concealment through performance design requirements below.

9.01 WHERE APPLICABLE

Screening requirements shall be applicable under the following circumstances:

- (1) Where a proposed non-agricultural use abuts an Agriculture District;
- (2) Where a proposed non-residential use abuts an existing residential use;
- (3) Where any proposed multiple family residential building of four or more dwelling units, (including a retirement village, mobile home park, and the like) abuts an existing single family residential area;
- (4) Mobile home parks shall be screened along their entire perimeter, as specified in Article VII of the County Subdivision and Land Development Ordinance;
- (5) Any other instance where screening is required by this Ordinance, or deemed necessary by the County during its review of a site plan;
- (6) Screening is not required if the features to be screened are set back four hundred (400) feet or more from the lot line along which screening would otherwise be required.

9.02 FEATURES TO BE SCREENED

In addition to the Zoning District boundary areas described above, the following land development features shall be screened on the lot for which development is proposed:

- (1) Loading and unloading areas;
- (2) Parking lots for seven (7) or more vehicles;
- (3) Storage of products or raw materials;
- (4) Refuse storage;
- (5) Mechanical equipment, vents, fans and the like.

9.03 SCREENING LOCATION ON THE LOT

- (1) For screening of features, screening may be located anywhere on the lot provided it effectively shields the features to be screened.
- (2) For a Zoning District buffer, screening shall be located at the lot perimeter representing the Zoning District boundary.
- (3) Screening may be interrupted for necessary driveways to the street, provided a gap in the screening is thirty (30) feet maximum.

9.04 SCREENING METHODS

Effective screening may be accomplished through use of any one or combination of the following:

- (1) Placement of features to be screened behind an existing or proposed landform/berm.
- (2) Use of existing or proposed ninety (90) opaque architectural barriers such as walls, fences and buildings, provided they are architecturally compatible with the style of buildings on the abutting lot(s) that necessitate the screening.
- (3) Use of existing woody vegetation masses such as hedges, woodlands and hedgerows, provided they are preserved intact during construction on the site.
- (4) Proposed woody vegetation plantings such as trees and shrubs.

9.05 REQUIRED WIDTH OF BUFFER SCREEN

The width of buffering screen located between divergent land uses shall be in response to the degree of land use conflict. The width shall be as follows:

A buffer of seventy-five (75) feet width of existing or newly-planted trees is required where any proposed commercial and/or industrial uses abut the A, NC, RF or RR Districts.

A buffer of fifty (50) feet width of existing or newly-planted trees is required where a proposed residential use abuts A, NC or RF Districts. This screen shall also be required as a minimum around proposed mobile home courts.

A planted buffer of twenty-five (25) feet width is required between any other incongruous land uses so deemed by the County.

To meet the above screening requirements in part or in whole, existing wood lots and hedgerows should be utilized, if they exist.

9.06 SCREENING DESIGN

- (1) For areas requiring a screen width of fifty (50) feet or more, a tree plantation or a combination of trees and shrubs is required.
- (2) Where trees are proposed for screening, at least one (1) tree that normally achieves a height greater than thirty (30) feet shall be planted for every twenty (20) linear feet of distance required to be screened. Any resulting fraction of this division shall be rounded up to the next whole number. Location of the required trees is flexible.
- (3) Where proposed shrubs are used, the maximum distance between plant centers shall be eight (8) feet.
- (4) At a minimum, screening shall be of sufficient height and density to constitute a continuous opaque screen in summer months to a height of six (6) feet within a period of three (3) years of planting.
- (5) Proposed trees and shrubs shall be healthy, typical of their species, have normal growth habits with well developed branches and vigorous root systems.

9.07 PERFORMANCE STANDARDS

- (1) The developer should consider placing improvements on the land in a manner that would lessen the extent and cost of required screening. Examples of sensitive design include the following:
 - A. Situating development in or behind existing vegetation such as woodlots or hedgerows.
 - B. Consolidating development in the smallest possible land area.
 - C. Situating development far from the lot line.
 - D. Situating development behind landform crests.
- (2) To assure compliance with screening requirements, the applicant shall provide a screening plan to enable the County to access whether proposed screening will create an effective buffer at necessary points. The screening plan may include any one of the following: plot plan with view analysis, landscaping and grading plan, topographic profiles and cross-sections, or photographic evidence. The screening plan shall be drawn to scale and proposed plants shall be indicated, including type, quantity, size at planting time, and spacing.

9.08 MAINTENANCE REQUIREMENTS

- (1) Any proposed tree or shrub planted for screening purposes which dies shall be replaced. Determination of acceptable plant survival shall be made by an agent authorized by the County.
- (2) Any fence, wall or other architectural method utilized for screening

shall be maintained in a structurally sound condition, and the surfaces facing the lot line shall be maintained for an attractive appearance.

- (3) Any landform or existing vegetation mass approved for screening shall not be altered, except for usual maintenance.
- (4) The owner shall be responsible for continual maintenance of the screening. A note on the subdivision land development or site plans shall indicate this, and be signed by the applicant.