

ARTICLE X

TRAFFIC CONTROL, INTERNAL CIRCULATION, LOADING AND OFF-ROAD PARKING

10.00 ACCESS AND TRAFFIC CONTROL

To minimize traffic congestion and hazard, control road access and encourage orderly development of street frontage, the following regulations shall apply:

- (1) Every building erected or altered shall be on a lot adjacent to a public road or have access to a public road via an approved private road.
- (2) Unless clearly impractical or inappropriate, lots which abut two (2) or more roads shall have direct access only to the road of lesser functional classification.
- (3) Where lots are created having frontage on expressways, arterial, and collector roads any proposed development road pattern shall also provide frontage to local roads within the subdivision.
- (4) Each use with less than one hundred (100) feet of road frontage shall not have more than one ingress and egress lane to such road. No use with one hundred (100) feet or more of road frontage shall have more than two (2) accessways to any one road for each three hundred (300) feet of road frontage. A common access point for two (2) or more uses is encouraged, where practical, to minimize vehicular access points along roads classified other than local roads.
- (5) All driveways to any public road shall be located a minimum of forty (40) feet from any intersection of road centerlines.
- (6) Provision shall be made for safe and efficient ingress and egress to and from public roads, without undue congestion or interference with normal traffic flow. The developer shall be responsible for the design and construction, and the costs thereof, of any necessary traffic control device and/or highway modifications required by the County, Township or the Pennsylvania Department of Transportation.
- (7) The maximum width of driveway entrances and exits onto a public road, measured at the road line and within the road right-of-way, shall be fourteen (14) feet for one-way driveways and twenty-eight (28) feet for two-way driveways. The radius of the edge of the driveway apron shall not exceed twenty-five (25) feet.
- (8) For seasonal homes located in the Nature Conservation (NC) District, this Section shall be superseded by Article XI.

10.01 INTERNAL CIRCULATION

The following regulations shall apply to multiple family residential, commercial and industrial uses, unless otherwise specified:

(1) Design of Access Aisles and Drives

- A. Internal drives and service areas shall be designed to prevent blockage of vehicles entering or leaving the site. Drives may be one-way or two-way. Egress to the road shall be in a forward direction.
- B. Accessways, parking areas and loading areas shall have clearly defined parking bays and circulation designated by markings, curbs, and/or landscaped islands, so that patrons shall not impede traffic as a result of any confusion as to location of entrances and exits.
- C. All interior drives and accessways shall be paved with an approved all-weather surfaces, and shall be graded, properly drained and maintained in a good condition. Interior drives shall have a maximum grade of eight (8) percent.
- D. Minimum interior drive cartway widths (with no abutting parking):

<u>Use</u>	<u>Two Lane Two-Way Drives</u>	<u>One Lane One-Way Drive</u>
Multi-family Residential	20 feet	12 feet
Commercial/office	22 feet	12 feet
Industrial	26 feet	15 feet

- E. Common or shared access driveways to parking and loading areas are permitted and encouraged provided landowners submit an agreement of maintenance responsibility.

(2) Fire Lane Easements

Any use or building located more than six hundred (600) feet from a road shall provide a dedicated fire lane easement consisting of an unobstructed right-of-way width of thirty (30) feet.

10.02 LOADING AND UNLOADING

In connection with any use, building or structure which requires the receipt or distribution of materials by trucks or similar vehicles, there shall be provided a sufficient number of off-street loading and unloading berths in accordance with the following requirements:

(1) Location

Loading and unloading areas shall not be located between the building setback line and street line, and loading facilities shall be screened in accordance with Article IX.

(2) Space Allowed

- A. Space allowed to any off-street loading berth shall not, while so allocated, be used to satisfy the space requirements of any off-street parking facilities or portions thereof.
- B. Loading and unloading space shall be at least twelve (12) feet wide with fourteen (14) feet of vertical clearance, and shall have an adequate maneuvering area.

(3) Surface

Loading and unloading areas shall have an all-weather surface.

10.03 OFF-STREET PARKING

(1) Applicability

- A. Off-street parking facilities shall be provided whenever:
 - 1. A building is constructed or a new use is established.
 - 2. An existing building or its use is changed so as to require more parking facilities.
- B. Off-street parking facilities existing at the effective date of this Ordinance shall not be reduced to an amount less than that required under this Ordinance for a similar new building or use.

(2) Use

- A. Off-street parking shall be an accessory use solely for the parking of patrons, occupants and/or employees.
- B. No motor vehicle repair work of any kind except emergency service shall be permitted within parking lots.

(3) Location

- A. All parking spaces shall be on the same lot as the principal building except herein described. Parking spaces may be located within a structure or in the open.
- B. The parking spaces may be located elsewhere than on the same lot when authorized by the Zoning Hearing Board, subject to some portion of the off-street parking area being within three hundred (300) feet of an entrance, regularly used by patrons.
- C. For all residential dwellings, the parking spaces shall be within one hundred (100) feet of the dwelling unit they serve.

D. No parking or paved area shall directly abut a street.

(4) Size and Design of Parking Lot

A. In the layout of parking lots, standard parking dimensions shall be utilized.

B. Up to one-third (1/3) of the total parking spaces may be designed for compact vehicles.

C. Parking lots shall be landscaped in accordance with Article IX.

D. Parking lots shall be illuminated at night.

E. Parking lots shall have an all-weather surface.

F. Parking lots shall have a minimum slope of one (1) percent and a maximum slope of five (5) percent. Stormwater run-off shall not be directed across pedestrian walkways or other lots.

(5) Handicapped Parking

The following shall apply to commercial, industrial, office, institutional, and educational uses:

A. If the total number of required parking spaces exceeds twenty (20), a minimum of two (2) percent of the total number of parking spaces, but not less than two (2) parking spaces, shall be designed for physically handicapped persons.

B. Said spaces shall be most accessible and approximate to the building or buildings which the parking spaces shall serve.

C. Each space or group of spaces shall be identified with a clearly visible marking displaying the international symbol or access.

D. Each space shall be twelve (12) feet wide and shall abut a level, paved surface.

10.04 SPECIFIC PARKING REQUIREMENTS

Specific parking requirements for various uses in each District shall be as follows:

Parking Residential Uses

(1) Townhouses and multi-family low-rise apartments: two (2) parking spaces per dwelling unit.

(2) Residential conversion units: two (2) spaces per dwelling unit.

(3) Mobile homes: two (2) spaces per dwelling unit.

Parking for Public and Semi-Public Uses

- (1) Places of worship or other public auditorium: one (1) parking space for every three (3) seats provided for assembly.
- (2) Nursing and convalescent homes: one (1) parking space for every three (3) beds plus one (1) space for each employee on the largest shift.
- (3) Clinic and medical five (5) patient spaces per doctor and one (1) space for each staff member.
- (4) Day care centers: one (1) space for each employee and an off-street loading and unloading area to accommodate one (1) space for each six (6) children cared for in the center.
- (5) Parks and playgrounds which include spectator seating: one (1) parking space for every three (3) seats.

Parking for Commercial Uses

- (1) Retail stores and commercial uses: one (1) parking space for every three hundred (300) square feet of floor space used for sales purposes and one (1) space for each employee.
- (2) Supermarkets and dairy stores: one (1) parking space for every two hundred (200) square feet of floor space used for sales purposes and one (1) space for each employee.
- (3) Eating and drinking establishments: one (1) parking space for every two and one-half (2 1/2) seats for patron use and one (1) space for each employee.
- (4) Drive-in and fast-food restaurants: one (1) space for every ten (10) square feet of floor area and one (1) space for each employee.
- (5) Bowling alleys: five (5) parking spaces for each pair of lanes and one (1) space for each employee.
- (6) Skating rinks: one (1) space for every one hundred (100) square feet of skating area and one (1) space for each employee.
- (7) Billiard and pool rooms: two (2) spaces per billiard or pool table and one (1) space for each employee.
- (8) Miniature golf and driving ranges: one (1) space per hole and one (1) space for each employee.
- (9) Golf courses: six (6) spaces per hole and one (1) space for each employee.
- (10) Animal kennels: one (1) parking space for every three (3) kennel runs and one (1) space for each employee.

- (11) Office buildings and professional offices: one (1) parking space for each two hundred (200) square feet of floor area or fraction thereof.
- (12) Motels, hotels and tourist homes: one (1) parking space for each unit and one (1) space for each employee on the largest shifts.
- (13) Barber and beauty shops: two (2) parking spaces per shop plus one and one-half (1 1/2) spaces per chair.
- (14) Shopping centers: one (1) parking space for each three hundred fifty (350) square feet of gross floor area or fraction thereof.
- (15) Home occupations: two (2) parking spaces for each dwelling unit, one (1) space for each non-resident employee.
- (16) Gasoline service stations and car washes: one (1) parking space for each employee on the largest shift.

Parking for Industrial Uses

The total parking area shall be twenty-five (25) percent of the building's gross floor area. Space shall also be provided for visitors and handicapped.

ARTICLE XI

PLANNED RESIDENTIAL AND SEASONAL DEVELOPMENTS

11.00 PURPOSES

The purpose of this Article is to permit developments of residential and seasonal dwellings in the Nature Conservation District in accordance with the community development objectives of this Ordinance and with the following specific purposes:

- (1) Perpetuate the wild and remote character of the Nature Conservation District by requiring the clustering of new development, thereby reducing development sprawl and disturbance of the natural environment; and
- (2) Relate new development to the physical context of the site, such as sensitive natural features and existing man-made improvements; and
- (3) Respect and conserve natural resources prevalent in this area, including biological diversity areas, headwater springs, exceptional value and high quality streams, areas of unusual natural beauty, woodland expanses and wildlife habitat.

11.01 APPLICABILITY OF PROVISIONS

Any conveyance of the land by the property owner (including but not limited to rent, lease or option) shall not exempt the applicant from compliance with the provisions of this Ordinance and the Clinton County Subdivision and Land Development Ordinance. The provisions of this Article shall apply to all applications for planned residential and seasonal development in the Nature Conservation District regardless of ownership or applicant status.

11.02 CONDITIONS FOR PLANNED RESIDENTIAL AND SEASONAL DEVELOPMENTS

- (1) Special exception applications for planned residential and seasonal developments (hereafter abbreviated as "PRSD") shall not be considered or approved unless the following conditions are met:
 - A. The PRSD shall consist of an initial undivided tract of at least fifty (50) acres. Large tracts may be re-subdivided but the minimum resultant lot size shall be fifty (50) acres.
 - B. The PRSD shall lie entirely within the Nature Conservation (NC) Zoning District.
 - C. The tract of land to be developed shall be in one ownership, or in the case of multiple ownership, it shall be developed according to a single plan with common authority and common responsibility.

- D. All dwellings must comply with the applicable municipal sewage facilities plan.

11.03 STANDARDS FOR PLANNED RESIDENTIAL AND SEASONAL DEVELOPMENTS

(1) Use Regulations

A. A PRSD may include the following uses:

1. Residential and seasonal dwellings as the only principal use.
2. Accessory uses and structures provided they are clearly incidental and subordinate to the principal use and are not located in the common open space areas.
3. Harvesting of forest products, but excluding any building or structures for this use on the property.
4. Recreational facilities intended solely for the use of residents of the development, deemed to be appropriate by the County Zoning Hearing Board.
5. Temporary living arrangements that include recreational vehicles such as travel trailers, truck campers and motor homes.

B. The following uses are expressly prohibited:

1. Any commercial activity except rental of permitted seasonal dwellings, permitted mineral extraction and logging.
2. Temporary living arrangements including recreational vehicles as defined in Article III of this Ordinance, for more than one hundred twenty (120) days per year.

(2) Duration of Seasonal Dwellings Usage

- A. Use of seasonal dwellings in the NC District shall be limited to a maximum of one hundred eighty (180) days per year. At the discretion of the lot owner, this time may be accumulated in consecutive days, forty-five (45) days per quarter, or any other schedule which does not exceed one hundred eighty (180) days per year.
- B. Use of temporary living arrangements shall be limited to a maximum of one hundred twenty (120) days per year. At the discretion of the lot owner, this time may be accumulated in consecutive days, thirty (30) days per quarter, or any other schedule which does not exceed one hundred twenty (120) days per year.

C. As a condition of the zoning permit, the lot owner must indicate the intended schedule of use of the property for the first three (3) years. A statement describing the anticipated days of usage per quarter shall be filed with the zoning permit. Every three (3) years, subsequent schedules shall be sent to the County Zoning Officer within one month of the three (3) year anniversary date. However, any change in the schedule of usage within the three (3) year period shall be conveyed by letter to the County Zoning Officer, indicating the changes in the schedule of use. Such a permit shall be required for both Temporary Living Arrangements and Seasonal Dwelling Usage. A change from one type of use, i.e. from Temporary Living Arrangements to Seasonal Dwelling, shall require a new permit whenever the change occurs.

(3) Density

The number of dwelling units permitted on a lot, or a tract held in common ownership, shall be determined by dividing the gross acreage by ten (10) acres per dwelling. A resulting fraction of a dwelling may be rounded up to the next whole number if the fraction is one-half (1/2) or greater.

(4) Area and Bulk Requirements Pertaining to all Planned Residential and Seasonal Developments.

- A. If a dwelling unit is constructed on a lot or lease parcel subdivided from the original tract, the minimum lot size shall be two and one half (2.5) acres.
- B. Any building shall be set back a minimum of one hundred (100) feet minimum from a lot line created within the development.
- C. Any dwelling unit shall be set back a minimum of two hundred (200) feet from another dwelling unit.
- D. The maximum total floor area of any dwelling unit shall be seven thousand five hundred (7500) feet.
- E. Maximum building height is thirty-five (35) feet.

(5) Site Planning Requirements

- A. The PRSD must comply with the design standards of the Clinton County Subdivision and Land Development Ordinance.
- B. The PRSD must comply with the applicable municipal sewage facilities plan.
- C. No construction of buildings or soil disturbance shall occur within two hundred (200) feet of streams, wetlands or lakes.

- D. Total site disturbance shall be kept to a minimum and shall not exceed one (1) acre more than the building and access areas.
- E. Proposed private roads and driveways serving three (3) or more dwelling units shall comply with the following requirements:
 - 1. Minimum cartway width shall be sixteen (16) feet.
 - 2. Minimum right-of-way width shall be thirty-five (35) feet.
 - 3. Maximum road grade shall be fourteen (14) percent.
 - 4. Adequate turnaround area at a road end shall be provided for emergency vehicles.
- F. Provision shall be made for safe and efficient ingress and egress to and from public roads, without undue congestion or interference with normal traffic flow within the County. The developer shall be responsible for the design and construction, and the costs thereof, of any necessary traffic control device and/or highway modifications required by PennDOT or the Department of Environmental Resources.

(6) Signage

Only the following signs are permitted in a PRSD:

- A. A maximum of two (2) identification signs are permitted per PRSD. Maximum sign face square footage for these signs combined is twenty (20).
- B. Each dwelling unit may have one (1) identification sign at the end of the driveway giving it access. Maximum sign square footage is two (2).
- C. Real estate signs, including signs advertising the rental or sales of premises, provided that:
 - 1. The area on any one side of such sign shall not exceed four (4) square feet.
 - 2. Only one (1) sign is permitted per property.
- D. Trespassing signs and signs indicating the private nature of the premises. The area on any side of such signs shall not exceed two (2) square feet and the signs shall be placed at intervals on the lot of not less than one hundred (100) feet.

(7) Ownership Options and Requirements

All development of land under the PRSD shall be based on either of the following two alternatives: Common Open Space Development Option or