

ARTICLE VI

STANDARDS FOR SPECIAL EXCEPTION USES

SECTION 601 REQUIREMENTS OF SPECIFIC STANDARDS

In addition to the general standards for all special exceptions as contained in SECTION 504, the specific standards for the particular uses allowed by special exception are set forth in this article. These standards must be met prior to the granting by the Zoning Hearing Board of a special exception for such uses in applicable zones.

SECTION 602 ADULT ORIENTED FACILITY

In the C-H Zone and subject to the requirements of that zone except as herein modified and provided:

- A. No materials, merchandise, film or service offered for sale, rent, lease, loan or for view shall be exhibited, displayed or graphically represented outside of a building or structure.
- B. Any building or structure used and occupied as an adult-oriented facility shall be windowless or have an opaque covering over all windows or doors of any area in which materials, merchandise, film, service or entertainment are exhibited or displayed and no sale materials, merchandise, film or offered items of service or entertainment shall be visible from outside the structure.
- C. No sign shall be erected upon the premises depicting or giving a visual representation of the type of materials, merchandise, film, service or entertainment offered therein.
- D. Each and every entrance to the structure shall be posted with a notice that the use is an adult facility; that persons under the age of 18 are not permitted to enter; and warning all others that they may be offended upon entry.
- E. Parking shall be established at the minimum ratio of one (1) parking space for each 100 square feet of gross floor area and one (1) parking space for each employee.

SECTION 603 ANIMAL HOSPITAL, KENNEL

In the C-H, I-G or S Zone and subject to the requirements of the zone in which located except as herein modified and provided:

- A. Setbacks: All animal runs, fenced enclosures and similar structures shall be located at least 25 feet from all property or street lines.
- B. All animals must be housed within a structure except while exercising.

(SECTION 603 ANIMAL HOSPITAL, KENNEL... .CONT.)

- C. All outdoor running or activity areas must be enclosed to prevent the escape of the animals.
- D. Satisfactory evidence must be presented to indicate that adequate disposal of animal waste will be provided in a manner that will not create a public health hazard or nuisance.
- E. Where the use directly abuts a residential use or zone, buffers and screens shall be provided as necessary to adequately protect the residential use(s). This includes but is not limited to fences, walls, plantings and open spaces.

SECTION 604 APARTMENT IN CONJUNCTION WITH A COMMERCIAL ESTABLISHMENT

In the C-S Zone and subject to the requirements of that zone except as herein modified and provided:

- A. An apartment is permitted as an accessory use above the first floor of a commercial use.
- B. A separate entrance must be provided for the residential use.
- C. A minimum of 400 square feet of open area must be provided for each dwelling unit, i.e., that part of the lot not covered by buildings or structures must contain 400 square feet for each dwelling unit.
- D. All parking, habitable floor area and other applicable requirements of this Ordinance shall be satisfied for the apartment in addition to those required for the commercial use.

SECTION 605 AUTOMOBILE AND/OR RECREATIONAL VEHICLE AND/OR TRAILER SALES; AUTOMOBILE BODY SHOP AND/OR AUTOMOBILE SALES

In the C-H Zone and subject to the requirements of that zone except as herein modified and provided:

- A. For automobile, recreational vehicle or trailer sales, the lot must be improved with an automobile, recreational vehicle or trailer display building devoted exclusively to the display of automobiles, recreational vehicles or trailers.
- B. All service and/or repair activities shall be conducted within a wholly enclosed building.
- C. No outdoor storage of parts, equipment, lubricants, fuel or other materials used or discarded as part of the service repair operation shall be permitted.
- D. All exterior vehicle storage areas shall be screened from adjoining residentially zoned properties.
- E. The demolition or junking of automobiles, recreational vehicles or trailers is prohibited.
- F. All displayed automobiles, recreational vehicles and trailers must comply with setback requirements.

SECTION 606 AUTOMOBILE DISMANTLING PLANT; JUNKYARD

In the I-G Zone and subject to the requirements of that zone except as herein modified and provided:

- A. Lot area shall be two (2) acres minimum.
- B. Lot width shall be 200 feet minimum.
- C. Setbacks. Any area used for this purpose must be at least 50 feet from any property line and 100 feet from any street line.
- D. The area to be used must be completely enclosed with a 12 foot high fence so constructed as not to have any openings.
- E. The use must comply with all applicable state regulations.

SECTION 607 AUTOMOBILE WASHING FACILITY

In the C-H Zone and subject to the requirements of that zone except as herein modified and provided:

- A. All structures housing washing apparatus shall be set back at least 50 feet from any street right-of-way line and 20 feet from any side or rear lot line.
- B. Trash receptacles must be provided and routinely emptied to prevent the scattering of litter.
- C. Access shall be via an arterial or collector street as designated in the Borough's Thoroughfare Classification Plan.
- D. Sufficient stacking lanes shall be provided to prevent vehicle backup on adjoining roads.

SECTION 608 BED AND BREAKFAST

In an R-O or R-T Zone and subject to the requirements of the zone in which located except as herein modified and provided:

- A. Bed-and-breakfast operations shall be conducted so as to be clearly incidental and accessory to the primary use of the site as a single-family dwelling.
- B. Guest stays shall be limited to a maximum of fourteen (14) days.
- C. Breakfast shall be the only meal served to overnight lodgers.

(SECTION 608 BED AND BREAKFAST... .CONT.)

- D. A minimum of one (1) off-street parking space per guest room shall be provided in addition to the required parking for the dwelling unit.
- E. One (1) sign may be erected on the property. The maximum size shall be 2 square feet and it may be illuminated only by indirect lighting.
- F. The inn must comply with local regulations, including but not limited to fire, health and building codes.

SECTION 609 BUILDING MATERIALS SALES

In the C-H Zone and subject to the requirements of that zone except as herein modified and provided:

All outdoor storage and display areas shall be screened from adjoining roads and properties.

SECTION 610 CEMETERY

In an R-O or S Zone and subject to the requirements of the zone in which located except as herein modified and provided:

- A. All burial plots or facilities shall be located at least 30 feet from all property or street lines.
- B. Buffers and screens shall be provided as necessary to adequately protect neighboring properties. This includes but is not limited to fences, walls, plantings and open spaces.
- C. Pet cemeteries must meet all of the above applicable requirements.

SECTION 611 CLUB ROOM, CLUB GROUNDS, MEETING HALL

In the R-O, R-T, C-S or C-H Zones and subject to the requirements of the zone in which located except as herein modified and provided:

- A. Buffers and screens at least 6 feet high shall be provided to adequately protect neighboring properties. This includes but is not limited to fences, walls, plantings and open spaces.
- B. The use shall not constitute a public or private nuisance.

SECTION 612 COMMERCIAL PARKING LOT OR BUILDING

In the C-S, C-H or I-G Zone and subject to the requirements of the zone in which located except as herein modified and provided:

- A. Not more than 90% of the lot area shall be covered with impervious surfaces.
- B. No sale, rental, service or repair operation is permitted.
- C. The design of the parking facility must be approved by the Borough Engineer with regard to layout, access, drainage and dimensions of aisles.
- D. Except along access drives, a concrete curb 6 inches in height must be placed along all street right-of-way lines.
- E. To protect other vehicles and pedestrians in the immediate area of such a use, railing, fencing, posts and chains or similar protective barricades must be located on the perimeter of the parking areas except at access drives or exits.
- F. Buffers and screens shall be provided as necessary to adequately protect neighboring properties. This includes but is not limited to fences, walls, plantings and open spaces.
- G. If intended for night use, adequate lighting must be provided. The lighting provided must be directed down and onto the parking area.

SECTION 613 COMMERCIAL SCHOOL

In the C-S Zone and subject to the requirements of that zone except as herein modified and provided:

Where the use abuts a residential use(s), buffers and screens shall be provided as necessary to adequately protect neighboring properties. This includes but is not limited to fences, walls, plantings and open spaces.

SECTION 614 CONVALESCENT HOME, NURSING HOME OR HOSPITAL

In the R-O, R-T or C-S Zone and subject to the requirements of the zone in which located except as herein modified and provided:

- A. Setbacks: All buildings shall be located at least 35 feet from all property and street lines.
- B. Consideration shall be given to potential traffic volumes and problems. If the proposed use will generate a medium or higher volume of traffic, i.e., in excess of 750 vehicle trips per day (as per the Pennsylvania Department of Transportation), access shall be via an arterial or collector street as designated in the Borough's Thoroughfare Classification Plan.

(SECTION 614 CONVALESCENT HOME, NURSING HOME OR HOSPITAL... .CONT.)

- C. Buffers and screens at least 6 feet high shall be provided as necessary to adequately protect neighboring properties. This includes but is not limited to fences, walls, plantings and open spaces.
- D. The facility must comply with all applicable building, health, safety and fire codes.

SECTION 615 DAY CARE CENTER (CHILD OR ADULT) OR NURSERY SCHOOL

In the R-T or R-O Zone and subject to the requirements of the zone in which located except as herein modified and provided:

- A. The facility shall obtain a certificate of licensure from the Pennsylvania Department of Public Welfare and shall provide a copy of said certificate to the Borough prior to occupancy approval by Dallastown Borough.
- B. Outdoor play areas for children must be located in a side or rear yard and shall be sufficiently enclosed so as to provide for the health and safety of the children as determined by the Zoning Hearing Board.
- C. At least one (1) parking space for each employee plus one space for each 100 square feet of habitable floor area shall be provided.
- D. Where the use abuts a residential use(s), buffers and screens shall be provided as necessary to adequately protect neighboring properties. This includes but is not limited to fences, walls, plantings and open spaces.

SECTION 616 DAY CARE HOME (FAMILY OR GROUP)

In the R-O or R-T Zone and subject to the requirements of the zone in which located except as herein modified and provided:

- A. The facility shall obtain a certificate of registration from the Pennsylvania Department of Public Welfare and shall provide a copy of said certificate to the Borough prior to occupancy approval by Dallastown Borough.
- B. Outdoor play areas for children must be located in a side yard or to the rear of the dwelling to provide for the health and safety of the children as determined by the Zoning Hearing Board.
- C. No employees, other than residents of the dwelling, shall be permitted.
- D. Day-care operations shall be conducted so as to be clearly incidental and accessory to the primary use of the property as a residential dwelling.

SECTION 617 DOMICILIARY CARE HOME

In the R-O or R-T Zone and subject to the requirements of the zone in which located except as herein modified and provided:

- A. The facility must be certified by the York County Area Agency on Aging prior to occupancy approval by Dallastown Borough.
- B. Domiciliary care operations shall be conducted as an accessory use to the primary use of the property as a single-family residence.
- C. The domiciliary care home must be owner occupied and only family members residing on the premises shall provide the care associated with a domiciliary care facility.
- D. No facilities for cooking or dining shall be provided in individual rooms or suites.
- E. The home must comply with all local regulations, including but not limited to fire, health and building codes.

SECTION 618 DRIVE-IN BUSINESS

In a C-H Zone and subject to the requirements of that zone except as herein modified and provided:

- A. Access shall be via an arterial or collector street as designated in the Borough's Thoroughfare Classification Plan.
- B. All buildings must be set back at least 15 feet from any property line and 40 feet from a street line.
- C. Buffers and screens at least 6 feet height shall be provided as necessary to adequately protect neighboring properties. This includes but is not limited to fences, walls, plantings and open space.

SECTION 619 FUNERAL HOME

In the R-O or R-T Zone and subject to the requirements of the zone in which located except as herein modified and provided:

- A. A buffer yard at least 20 feet in width must be located on the site in all instances where the site adjoins a residential use. The buffer yard shall be naturally landscaped, have no impervious cover and shall not be used for building, parking or loading.
- B. In addition, screening shall be provided as necessary to adequately protect neighboring properties. This includes but is not limited to fences, walls, plantings and open spaces.

SECTION 620 GREENHOUSE; HORTICULTURAL NURSERY

In the S Zone and subject to the requirements of that zone except as herein modified and provided:

- A. The display and sale of items not grown on the premises shall be incidental to the nursery operation. The display and sales area for such items shall be limited to a total of 25% of the gross display and sales area of the property.
- B. The display, sale or repair of motorized nursery, lawn or garden equipment shall not be permitted.
- C. All structural improvements, i.e., parking and loading facilities, shall be screened from adjoining properties where the use abuts an R Zone.
- D. One freestanding or attached sign advertising the use may be permitted, the maximum size of which shall be 30 square feet. Such a sign must be at least 20 feet from all lot lines.

SECTION 621 GROUP QUARTERS

In the C-S Zone and subject to the requirements of that zone except as herein modified and provided:

- A. A minimum of 250 square feet of habitable floor area shall be provided for each occupant.
- B. A common kitchen and dining facility shall be provided and no cooking or dining facilities shall be provided in individual rooms or suites. This provision is not intended to require such facilities if the affiliated institution provides them elsewhere.
- C. Off-street parking shall be provided for each group quarters based upon one parking space for each occupant.
- D. All group quarters and group homes shall comply with all applicable building, health, safety and fire codes.
- E. Group quarters may be an accessory or principal use but must be directly affiliated with a parent religious, educational, charitable or philanthropic institution.

SECTION 622 HALF-WAY HOUSE

In the C-S Zone and subject to the requirements of that zone except as herein modified and provided:

- A. A minimum of 250 square feet of habitable floor area must be provided for each occupant, including any staff.
- B. A common kitchen and dining facility shall be provided and no cooking or dining facilities shall be provided in individual rooms or suites. This provision is not intended to require any kitchen and dining facilities if an affiliated institution provides them elsewhere.
- C. All halfway houses shall comply with all applicable building, health, safety and fire codes.
- D. Off-street parking shall be provided for all halfway houses based upon one parking space for each occupant.

SECTION 623 HEAVY STORAGE, SALES AND/OR SERVICES (INCLUDES WHOLESALE ESTABLISHMENT)

In the I-G Zone and subject to the requirements of that zone except as herein modified and provided:

- A. Consideration shall be given to potential traffic volumes and problems. If the proposed use will generate a medium or higher volume of traffic, i.e., in excess of seven-hundred-fifty (750) vehicle trips per day (as per the Pennsylvania Department of Transportation), access shall be via an arterial or collector street as designated in the Borough's Thoroughfare Classification Plan.
- B. A buffer yard 50 feet wide must be located on the site in all instances where the site adjoins a residential use or zone. The buffer yard shall be naturally landscaped, have no impervious cover and shall not be used for building, parking, loading or storage.
- C. Any outdoor storage areas shall be enclosed by a wall or fence and screened from view of adjoining properties. No material may be stored so as to create a public health hazard or a public nuisance.
- D. No toxic or hazardous materials may be stored on any property, except in compliance with applicable state regulations.

SECTION 624 INDOOR COMMERCIAL RECREATIONAL ESTABLISHMENT

In a C-S or C-H Zone and subject to the requirements of the zone in which located except as herein modified and provided:

- A. Consideration shall be given to potential traffic volumes and problems. If the proposed use will generate a medium or higher volume of traffic, i.e., in excess of seven-hundred-fifty (750) vehicle trips per day (as per the Pennsylvania Department of Transportation), access shall be via an arterial or collector street as designated in the Borough's Thoroughfare Classification Plan.
- B. The applicant shall furnish evidence that the proposed use will not be detrimental to the use of adjoining properties because of hours of operation, noise, light, litter, dust and pollution.
- C. Where the use abuts a residential use(s), buffers and screens shall be provided as necessary to adequately protect neighboring properties. This includes but is not limited to fences, walls, plantings and open spaces.

SECTION 625 INDUSTRIAL PARK

In the I-G Zone and subject to the requirements of that zone except as herein modified and provided:

- A. Permitted uses: All uses permitted in the Borough's I-G Zone shall be permitted.
- B. Lot area: Minimum lot area must be provided equal to that total required if individual lots were to be subdivided and sold to tenants.
- C. Lot width: Lot width shall be 200 feet minimum. Individual parcels within the park shall have a lot width of at least 100 feet.
- D. Individual parcels within the park shall have minimum setbacks as follows:
 - 1. Front setback: 25 feet
 - 2. Each side setback: 20 feet
 - 3. Rear setback: 20 feet.
- E. Access: Primary access shall be via an arterial or collector street as designated in the Borough's Thoroughfare Classification Plan.
- F. Buffers and screens: When adjacent to a residential zone, a buffer yard of not less than 100 feet shall be maintained on each side adjoining the residential zone. The buffer yard shall be naturally landscaped, have no impervious cover and shall not be used for buildings or loading; however, parking is permitted within the interior 25 feet of the one-hundred-foot buffer. Screening shall be provided as necessary to protect neighboring properties in a residential zone (i.e., to screen from view the industrial uses.)
- G. All internal streets providing access to parcels within the park shall be constructed to Borough specifications.

SECTION 626 MEDICAL CLINIC

In the R-O, R-T or C-S Zone and subject to the requirements of the zone in which located except as herein modified and provided:

- A. Buffers and screens shall be provided as necessary to adequately protect neighboring properties. This includes but is not limited to fences, walls, plantings and open spaces.
- B. Accessory services, including laboratories and pharmacies for the use of patients visiting medical practitioners in the clinic, may be permitted as part of the clinic facility, subject to the following specific conditions:
 - 1. All entrances to parts of the building in which these accessory services are provided shall be from within the building and any direct access from the street is prohibited.
 - 2. The hours during which these services are provided shall be the same as those during which medical practitioners are receiving patients.
 - 3. In the R-O and R-T Zones signs or other evidence advertising or indicating the provision of these services visible from outside the building are prohibited; except that there may be erected one (1) sign not exceeding two (2) square feet in area attached to the building, any illumination thereof being white, non-flashing and limited to an enclosed lamp design.

SECTION 627 MINI-STORAGE FACILITY

In the I-G Zone and subject to the requirements of that zone except as herein modified and provided:

- A. Parking for the individual storage units shall be provided by parking/driving lanes adjacent to the buildings. These lanes shall be at least 20 feet wide where access to storage units is only on one (1) side of the aisle and at least 30 feet wide where access to storage units is on both sides of the aisle.
- B. If a manager/business office is established on the site, at least four (4) parking spaces must be provided adjacent to the office.
- C. The servicing or repair of stored equipment shall not be conducted on the premises. Also no business activities, other than rental of storage units, shall be conducted on the premises.
- D. The storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals is prohibited.
- E. If a parking area is to be provided for the outdoor storage of recreational vehicles, such parking shall be in addition to any required parking.

(SECTION 627 MINI-STORAGE FACILITY... .CONT.)

- F. All outdoor lights shall be shielded to direct light onto the uses established and away from adjacent property.
- G. Buffers and screens shall be provided as necessary to adequately protect neighboring properties. This includes but is not limited to fences, walls, plantings and open spaces.
- H. All loading areas must be paved or covered with crushed stone so as to render such areas dust-free and passable in all weather conditions.

SECTION 628 MOBILE HOME PARK

In the R-O Zone and subject to the requirements of that zone except as herein modified and provided:

- A. The minimum lot area shall be three (3) acres.
- B. Each mobile home lot (not including street right-of-way) must not be less than 10,000 square feet in area and not less than 80 feet wide at the street right-of-way line.
- C. Public water facilities and public sewer facilities approved by the Pennsylvania Department of Environmental Protection must be utilized.
- D. The setback of all buildings and structures within the mobile home park shall comply with the setback requirements for the zone in which located (i.e., where setbacks on street frontage and adjoining property lines are concerned, the setbacks for the zone apply to the mobile home park as a single lot). Setbacks for each individual mobile home lot within the mobile home park are listed in Subsection E of this section.
- E. Setback requirements for individual mobile home lots. Each mobile home lot within the mobile home park shall adhere to the following minimum setback requirements (however, in no case shall the distance between any two mobile homes be less than 30 feet in any direction).
 - 1. Front setback: 20 feet.
 - 2. Rear setback: 10 feet.
 - 3. Side setback: 15 feet.
- F. The Zoning Hearing Board may require suitable screen planting or may further restrict the proximity of mobile homes or other improvement to adjoining properties or may attach such other conditions or safeguards to the use of land for a mobile home park as the Board may deem necessary to protect the general welfare.
- G. A mobile home park and extension thereof shall also comply with all applicable state and/or municipal regulations now in effect or hereafter enacted.

SECTION 629 MOBILE HOME SALES LOT

In the C-H Zone and subject to the requirements of that zone except as herein modified and provided:

- A. Lot area shall be 20,000 square feet minimum.
- B. Lot width shall be 100 feet minimum.
- C. The lot shall be improved with a building containing any office, display room and appurtenant facilities.
- D. All displayed mobile homes must comply with setback requirements.

SECTION 630 MOTEL, HOTEL

In the C-S Zone and subject to the requirements of that zone except as herein modified and provided:

- A. Access shall be via an arterial or collector street as designated in the Borough's Thoroughfare Classification Plan.
- B. All structures shall be setback at least 20 feet from the side property lines.
- C. Where the use abuts a residential use, buffers and screens shall be provided as necessary to adequately protect the residential neighboring property. This includes but is not limited to fences, walls, plantings and open spaces.

SECTION 631 MULTI-FAMILY DWELLING (NO CONVERSION FROM A SINGLE-FAMILY DWELLING)

In an R-O or R-T Zone and subject to the requirements of the zone in which located except as herein modified and provided:

- A. Lot area shall be 20,000 square feet minimum.
- B. Lot width shall be 100 feet minimum.
- C. Height shall be three (3) stories maximum, but no more than 35 feet.
- D. Density. A maximum of six (6) dwelling units per acre shall be permitted in the R-O Zone. A maximum of eight (8) dwelling units per acre shall be permitted in the R-T Zone.
- E. Paved area. Not more than 25% of the lot area shall be paved with an impervious surface, e.g., driveways, parking areas, walkways.

(SECTION 631 MULTI-FAMILY DWELLING... .CONT.)

- F. Public sewer and public water approved by the Pennsylvania Department of Environmental Protection must be utilized.
- G. Distance between buildings: Where two (2) or more multi-family dwellings are located on a single lot, the minimum distance between principal buildings shall be 40 feet.
- H. All parking areas shall be located at least 10 feet from any property line or street line.
- I. Buffers and screens shall be provided as necessary to adequately protect neighboring properties. This includes but is not limited to fences, walls, plantings and open spaces.
- J. Setbacks: A minimum setback of 25 feet is required from all property lines.

SECTION 632 NON-CONFORMITY, EXPANSION OF

In any zone and subject to the requirements of the zone in which located except as herein modified and provided:

- A. Expansion of the non-conformity shall be confined to the lot on which it is located on the effective date of this Ordinance or any amendment thereto creating the non-conformity.
- B. The total of all such expansion shall not exceed an additional 35% of the area of those buildings, structures or land area devoted to the non-conforming use as they existed on the date on which such buildings, structures or use first became non-conformities.
- C. Provision for access drives, off-street parking and off-street loading shall be consistent with standards required by this Ordinance.
- D. Provision for yards, building height and building area shall be consistent with the standards required for permitted uses in the zone in which the non-conformity in question is located.
- E. Appearance should be harmonious with surrounding properties. This feature includes but is not limited to landscaping, enclosure of principal and accessory uses, height control, sign control and maintenance in good condition of all improvements and open spaces.
- F. Buffers and screens shall be provided as necessary to adequately protect neighboring properties. This includes but is not limited to fences, walls, plantings and open spaces.
- G. The expansion shall not create new dimensional non-conformities or further increase existing dimensional non-conformities.

SECTION 633 OUTDOOR COMMERCIAL RECREATIONAL ESTABLISHMENT

In an R-O, C-S or S Zone and subject to the requirements of the zone in which located except as herein modified and provided:

- A. A minimum lot size of one (1) acre is required.
- B. A minimum lot width of 150 feet is required.
- C. Consideration shall be given to potential traffic volumes and problems. If the proposed use will generate a medium or higher volume of traffic, i.e., in excess of seven-hundred-fifty (750) vehicle trips per day (as per the Pennsylvania Department of Transportation), access shall be via an arterial or collector street as designated in the Borough's Thoroughfare Classification Plan.
- D. The applicant shall furnish evidence that the proposed use will not be detrimental to the use of adjoining properties because of hours of operation, noise, light, litter, dust and pollution.
- E. Buffers and screens shall be provided as necessary to adequately protect neighboring properties. This includes but is not limited to fences, walls, plantings and open spaces.

SECTION 634 PARK OR OTHER RECREATIONAL AREA OF A NONPROFIT NATURE

In the R-O, R-T or S Zone and subject to the requirements of the zone in which located except as herein modified and provided:

- A. The Zoning Hearing Board shall review and decide upon the appropriateness of the design of parking, lighting and similar features of the proposed use to minimize adverse impacts on adjacent properties.
- B. Existing trees and vegetation shall be preserved, to the extent possible, to maintain the area in a natural state.

SECTION 635 PERSONAL CARE BOARDING HOME

In the R-T or C-S Zone and subject to the requirements of the zone in which located except as herein modified and provided:

- A. The applicant must secure a license from the Pennsylvania Department of Public Welfare and submit a copy of said license to the Borough prior to occupancy approval by Dallastown Borough.
- B. No kitchen or dining facilities shall be permitted in individual rooms or suites.
- C. The facility must meet all applicable fire, health, safety and building codes.
- D. At least one parking space for each employee plus one (1) parking space for each bedroom shall be provided.

SECTION 636 PUBLIC BUILDINGS AND FACILITIES

In the R-O, R-T or C-S Zone and subject to the requirements of the zone in which located except as herein modified and provided:

- A. Outdoor storage of materials shall be prohibited within the residential zones. Outdoor storage in other zones shall be completely enclosed with a 6 foot high fence and screened from adjoining streets and properties.
- B. The storage of maintenance vehicles and related apparatus shall be within wholly enclosed buildings.
- C. The use may be exempted from lot coverage and open area requirements, provided that the Borough Engineer has approved the stormwater management plan and other design aspects of the site.
- D. All off-street parking shall be at least 10 feet from all property lines.

SECTION 637 PUBLIC OR SEMIPUBLIC PARKING LOT OR BUILDING

In the R-T, C-S, C-H or I-G Zone and subject to the requirements of the zone in which located except as herein modified and provided:

- A. Not more than 90% of the lot area shall be covered with impervious surfaces.
- B. No sale, rental, service or repair operation is permitted.
- C. The design of the parking facility must be approved by the Borough Engineer with regards to layout, access, drainage and dimensions of aisles.
- D. Except along access drives, a concrete curb which provides a curb reveal of 8 inches in height must be placed along all street right-of-way lines.
- E. To protect other vehicles and pedestrians in the immediate area of such a use, railing, fencing, posts and chains or similar protective barricades must be located on the perimeter of the parking areas except at access drives or exits.
- F. Buffers and screens shall be provided as necessary to adequately protect neighboring properties. This includes but is not limited to fences, walls, plantings and open spaces.
- G. If intended for night use, adequate lighting must be provided. The lighting provided must be directed down and onto the parking area.

SECTION 638 PUBLIC UTILITY BUILDING OR SERVICE STRUCTURE

In any zone and subject to the requirements of the zone in which located except as herein modified and provided:

- A. The permitted building or structure shall not include the storage of vehicles or equipment used in the maintenance of any utility, and no equipment causing unreasonable noise, vibration, smoke, odor or hazardous effect shall be installed.
- B. Un-housed equipment shall be enclosed with a fence or wall not less than six feet in height which shall be so constructed as not to have openings, holes or gaps larger than two inches in any dimension. Such fence must be surrounded by evergreen plantings.
- C. There shall be no specific minimum lot size; however, each lot shall provide front, side and rear setbacks which comply with the requirements of the zone in which located. Such uses shall be exempt from lot coverage and open area requirements of the zone in which located, provided that the stormwater management plan is approved by the Borough Engineer.

SECTION 639 ROOMING HOUSE

In a C-S or R-T Zone and subject to the requirements of the zone in which located except as herein modified and provided:

- A. Any structure proposed as a rooming house or boarding-house shall have a habitable floor area in addition to that required for the person or family operating the facility of at least 250 square feet for each roomer or boarder.
- B. No facilities for cooking or dining shall be provided in individual rooms or suites.
- C. All rooming houses and boarding-houses shall comply with all applicable local regulations, including but not limited to fire, health, safety and building codes.

SECTION 640 SERVICE STATION OR CONVENIENCE STORE DISPENSING FUEL

In the C-S or C-H Zone and subject to the requirements of the zone in which located except as herein modified and provided:

- A. Lot area shall be 12,000 square feet minimum.
- B. Buildings must be set back at least 40 feet from the street line.
- C. Gasoline pumps and all service equipment must be set back at least 20 feet from any lot line or street right-of-way line and located so that vehicles stopped for service will not extend over the property line.

(SECTION 640 SERVICE STATION OR CONVENIENCE STORE DISPENSING FUEL... .CONT.)

- D. All lights must be diverted toward the facility or downward on the lot.
- E. No outdoor stockpiling of tires or outdoor storage of trash is permitted. An area enclosed by a wall, fence or vegetative material and screened from view of adjoining properties shall be provided whenever outdoor storage is required. No materials may be stored so as to create a fire hazard.
- F. At least 10% of the lot on which the facility is situated must be devoted to natural landscaping.
- G. All merchandise, except vending machines and oil racks, shall be displayed within a building.
- H. Access shall be via an arterial or collector street as designated in the Borough's Thoroughfare Classification Plan.

SECTION 641 SHOPPING CENTER, SHOPPING MALL OR SHOPPING PLAZA

In the C-S or C-H Zone and subject to the requirements of the zone in which located except as herein modified and provided:

- A. All buildings must be setback at least 25 feet from any property line and 40 feet from a street line.
- B. Access shall be via an arterial or collector street as designated in the Borough's Thoroughfare Classification Plan.
- C. A buffer yard at least 20 feet wide must be provided on the site in all instances where the site adjoins a residential zone or use. The buffer yard shall be naturally landscaped, have no impervious cover and shall not be used for building, parking, loading or storage purposes. In addition, screening shall be provided as necessary to adequately protect neighboring properties. This includes but is not limited to fences, walls and plantings.

SECTION 642 SINGLE-FAMILY ATTACHED DWELLING

In the R-T Zone and subject to the requirements of that zone except as herein modified and provided:

- A. Lot area shall be 3,000 square feet minimum.
- B. Lot width shall be 20 feet minimum.
- C. There shall be no more than eight (8) dwelling units in any one (1) row and no building (i.e., row) shall exceed 200 feet in length.

SECTION 643 SOLID WASTE PROCESSING FACILITY

In the I-G Zone and subject to the requirements of that zone except as herein modified and provided:

- A. Any processing of solid waste, including but not limited to incineration, compaction, material separation, recycling, refuse-derived fuel and pyrolysis, shall be conducted within a wholly enclosed building.
- B. No refuse shall be deposited or stored and no building or structure shall be located within 50 feet of any property line.
- C. A buffer yard at least 50 feet wide shall be located along all property lines. No structures, storage, parking or any other related activity or operation shall be permitted within this area. The buffer shall be naturally landscaped and have no impervious cover.
- D. Any area used for the unloading, transfer, storage, processing or incineration of refuse must be completely screened from ground-level view at the property line. In addition, such areas must also be completely enclosed by an eight (8) foot high fence, with no openings greater than two (2) inches in any direction.
- E. All uses shall provide sufficiently long stacking lanes into the facility, so that vehicles waiting to be weighed will not back up onto public roads.
- F. Access to the site shall be limited to those times when an attendant is on duty. In order to protect against indiscriminate and unauthorized dumping, all areas of the site shall be protected by locked barricades, fences, gates or other means designed to deny access to the area at unauthorized times or locations.
- G. Hazardous waste as described by the Department of Environmental Protection shall not be accepted at the proposed facility.
- H. The unloading, processing and transfer of solid waste shall be continuously supervised by a qualified facility operator.
- I. Any waste that cannot be used in any disposal process or material that is to be recycled shall be stored in leak-proof and vector-proof containers. Such containers shall be designed to prevent their being carried by wind or water.
- J. All storage of solid waste shall be indoors in a manner that is leak-proof and vector-proof. During normal operation, no more solid waste shall be stored on the property than is needed to keep the facility in constant operation.
- K. A contingency plan for the disposal of solid waste during a facility shutdown shall be submitted to the Borough.
- L. The applicant shall submit an analysis of raw water needs indicating the quantity of water

(SECTION 643 SOLID WASTE PROCESSING FACILITY... .CONT.)

required. The applicant shall also submit documentation that the public water authority will supply the water needed.

- M. The applicant shall provide an analysis of the physical conditions of the primary road system serving the proposed use. The analysis shall include information on current traffic flows on this road system and projections of traffic generated by the proposed use. Improvements to the road shall be provided by the applicant to ensure safe turning movements to and from the site and safe through movement on the existing road.
- N. The applicant shall submit proof that the proposed facility complies with the regulations of the Department of Environmental Protection and has been permitted in writing by said agency.

SECTION 644 TAVERN

In the C-S Zone and subject to the requirements of that zone except as herein modified and provided:

- A. Buffers and screens shall be provided as necessary to adequately protect neighboring properties from any adverse effects of the use or vehicular traffic. This includes but is not limited to fences, walls, plantings and open spaces.
- B. The use shall not constitute a public or private nuisance.
- C. The use must be more than 200 feet from any church, hospital, charitable organization, school or public playground.
- D. The use must be more than 200 feet from any other facility licensed by the Pennsylvania Liquor Control Board.

SECTION 645 TRUCK OR MOTOR FREIGHT TERMINAL

In the I-G Zone and subject to the requirements of that zone except as herein modified and provided:

- A. Access shall be via an arterial or collector street as designated in the Borough's Thoroughfare Classification Plan.
- B. Satisfactory provision shall be made to minimize harmful or unpleasant effects such as noise, odors, fumes, glare, vibration or smoke.
- C. A buffer yard at least 50 feet wide must be located on the terminal site in all situations where the site adjoins a residential zone. This yard shall be naturally landscaped, have no impervious cover and shall not be used for parking, building, loading or storage purposes.