

- B. Disruption and/or Modification.** All development proposals which will disrupt wetlands shall provide proof of approval by the U.S. Army Corps of Engineers and the Pennsylvania Department of Environmental Resources.

SECTION 5220 AQUATIC RESOURCE BUFFERS

- A. Definition.** An aquatic resource buffer is defined as an existing naturally vegetated area, or an area established in vegetation and managed to protect streams, ponds, lakes, and other aquatic resources from man-made disturbances.

- B. Findings of Fact.** In developing this Ordinance, the County has made the following findings with regard to the functions of the aquatic resource buffer:

1. To provide for the removal or reduction of sediments, nutrients, and potentially harmful or toxic substances in runoff entering water bodies;
2. to minimize the adverse effects of human activities on shorelines, stream banks, and aquatic resources; and,
3. to maintain the natural environment of streams, lakes, ponds and other aquatic resources.

C. Determination.

1. Standard width: An aquatic resource buffer shall extend inland fifty (50) feet from shorelines and stream banks. In the case of contiguous slopes of fifteen (15%) percent or greater, the buffer shall be expanded four (4) feet for every one (1%) percent of slope, or to the top of the slope, whichever is greater in extent.
2. The shoreline or stream bank shall be determined by:
 - (a) The elevation one (1) foot above the maximum discharge elevation of an outlet control structure which controls the elevation of a lake or pond; or,
 - (b) the top of any natural bank surrounding a natural lake or pond which has no outlet control structure, or the top of the stream bank.

D. Aquatic Resource Protection

1. In all developments, disturbance to aquatic resource buffers shall be prohibited unless in accordance with this Section.
2. **Modification.** The Zoning Administrator may establish an aquatic resource buffer of such lesser width as may be necessary to permit reasonable development within the standard aquatic resource buffer if:
 - (a) The aquatic resource buffer covers more than fifty percent (50%) of a lot which was a lot of record at the time when this Ordinance was adopted.
 - (b) The size and character of existing structures within the standard aquatic resource buffer precludes any practical use of the portion of that buffer lying on the landward side of such structures as an aquatic resource buffer.

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- (c) Disturbance to the buffer is necessary in order to provide vehicular, boat, or utility access to the site, provided that no other reasonable alternative which would avoid or minimize disturbance of the buffer are available.
- (d) This Ordinance does not prohibit selective clearing of understory vegetation in an aquatic resource buffer in order to provide a view for waterfront property, as long as the existing groundcover and canopy trees are maintained.
- (e) **Extent of Reduction** - Any reduction of the standard aquatic resource buffer authorized by Subsection D.2 above shall be the least necessary to permit reasonable development of the lot.

SECTION 5230 WOODLAND PROTECTION

The following protection standards are intended to minimize the loss of woodlands to development and thereby reduce stormwater runoff, maintain water quality, preserve natural buffers between adjacent developments and roads, and maintain community character.

- A. Determination.** The determination of woodland boundaries shall be based on both of the following techniques:
 - 1. Official Lycoming County aerial photographs (most recent date) shall be used both to determine generally if a woodland exists and to approximate the existing boundaries for woodland areas; and
 - 2. the determination of detailed woodland boundaries shall be prepared based on a field survey conducted by a registered land surveyor as may be requested by the Zoning Administrator.
- B. Woodland Protection Levels for Non-Residential Development.** In non-residential developments, existing woodlands shall be retained within the required landscaped surface area to the extent practical.
- C. Woodland Protection Levels for Residential Development.** Clearing of woodlands for all residential developments shall comply with the provisions of Section 3210B of this Ordinance. In addition, clearing of woodlands in cluster housing (see Section 4140B), multi-family and mobile home park (see Section 4140C) residential development shall be limited to a development pad within the confines of the site. Development pads for residential lots are buildable areas within the confines of a lot and are those areas of a lot which are permitted to be disturbed for yards, gardens, required recreation facilities, buildings, parking areas, drives, or utilities pursuant to the following criteria and as shown in Illustration 5230C.

The remainder of the lot (those areas located outside of the development pad area) may be deed restricted with a natural resource conservation easement in order to prohibit disturbing the grade and/or the clearing of trees.

 - 1. For each lot in cluster housing, multi-family or mobile home park development, a development pad shall be shown on the final subdivision plat and site plan. The size of the pad shall be limited by the minimum level of disturbance necessary to protect the resource for the entire parcel. A deed restriction may appear on the subdivision plat

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- indicating that no clearing or disturbance shall be permitted beyond the development pad area of the lot.
2. All drives, parking areas, septic tanks, absorption fields (including reserve tile fields), utility lines or easements, and buildings shall define the development pad area (see Illustration 5230C). The development pad's maximum size shall be determined by the following:
 - (a) **From the Building Foundation.** The dimensions of the development pad shall not extend more than one-hundred (100) feet beyond the building foundation, exclusive of other boundaries as specified below.
 - (b) **Other Boundaries.** The limits of clearing for the outermost line or edge of the development pad shall not exceed twenty-five (25) feet from the septic system area, or fifteen (15) feet from utility lines, parking areas, driveways and roads.
- D.** All grading, fill storage, and ground disturbance shall be strictly confined to the development pad area.
- E.** During construction, the areas of the site to be protected shall be fenced or roped off from the development pad area in a secure manner in order to limit the intrusion of construction equipment.
- F.** This Ordinance does not prohibit selective clearing of understory vegetation in order to provide views, as long as the existing groundcover and canopy trees are maintained.

Woodland and Property Protection Commentary: In the avoidance of property losses from wildfire, area should be cleared in the vicinity adjacent to the home and other buildings. Consider clearing existing vegetation to avoid providing fuel for wildfire within one hundred (100) feet from the building foundation as noted in Item C2(a) above. It is recommended that precautions be taken with the selection and replacement of new vegetation to be planted near the home and buildings. Some species of new vegetation, if planted too close to a building, can be a possible fire hazard. A brochure titled "Landscaping to Resist Wildfire" is available as a reference guide that can be reviewed for landscaping options.

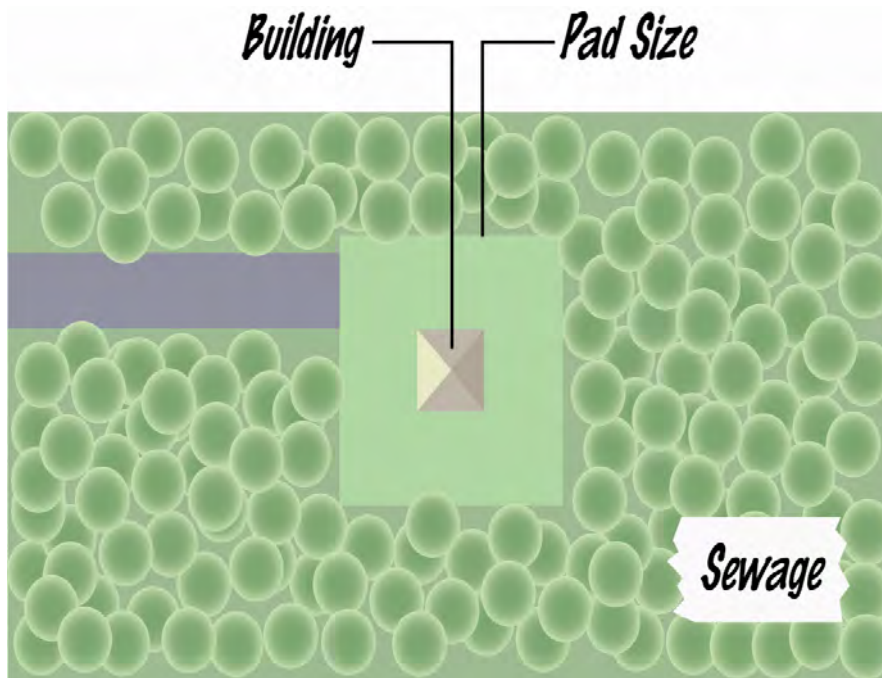


Illustration – 5230.C Development Pad Dimensions

SECTION 5240 RIDGES

A. Determination. The determination of the boundaries of ridges shall be based on one of the following techniques. If the first source is considered inaccurate or inappropriate, the succeeding techniques may be used.

1. U.S. Geological Survey topographic maps.
2. U.S. Department of Agriculture, Soil Survey of Lycoming County, Pennsylvania.
3. A field survey compiled by a registered land surveyor, engineer, landscape architect, geologist, certified professional land planner, or professional forester.

B. Protection Levels. Dwelling/building(s) placed in ridge areas shall be required to maintain or plant a vegetated buffer to absorb runoff and provide a landscape screen that preserves the natural character of the ridge. All dwellings/buildings shall be screened from view from their associated valley floors. In all developments, the level of protection provided any ridge must be in accordance with this Section.

1. Each dwelling/building shall have a one-hundred (100) foot buffer located on the down slope sides of the dwelling/building unit. This buffer screening shall be located along a line from the top of the roof downward along the thirty (30%) percent slope line as indicated in Illustration 5240 and 5240a. No trimming or clearing of vegetation shall be permitted in the buffer area, except where the house is set back below the plane of slope (a continuation of the average slope of the buffer from the top of the ridge) as indicated in Illustration 5240b; then selective thinning and trimming shall be permitted to provide views.

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2. In areas where there is little or no tree cover to provide the required vegetated buffer, the dwelling/building shall be located at least fifty (50) feet back from the point at which the ridge or mountain top slope exceeds twenty-five (25%) percent, and a bufferyard with a screening percentage of at least seventy (70%) percent shall be installed. The number and type of plant units required to achieve the required screening percentage shall be determined through the standards contained in Article 6.
3. The applicant shall provide a certified professional engineer (P.E.) sealed plan indicating approval of the structural stability of the installation for new support structures and land contouring for vehicle access in a steep or severe slope portion of any site. A Department of Environmental Protection (DEP) permitted quarry use is exempt from this provision. For guidance, see Section C. below, including sketch. Consideration should be made to orient the disturbance in such a way as to minimize its off-site visual effect; consider switchback driveway layout and selective plant removal as suggested options.

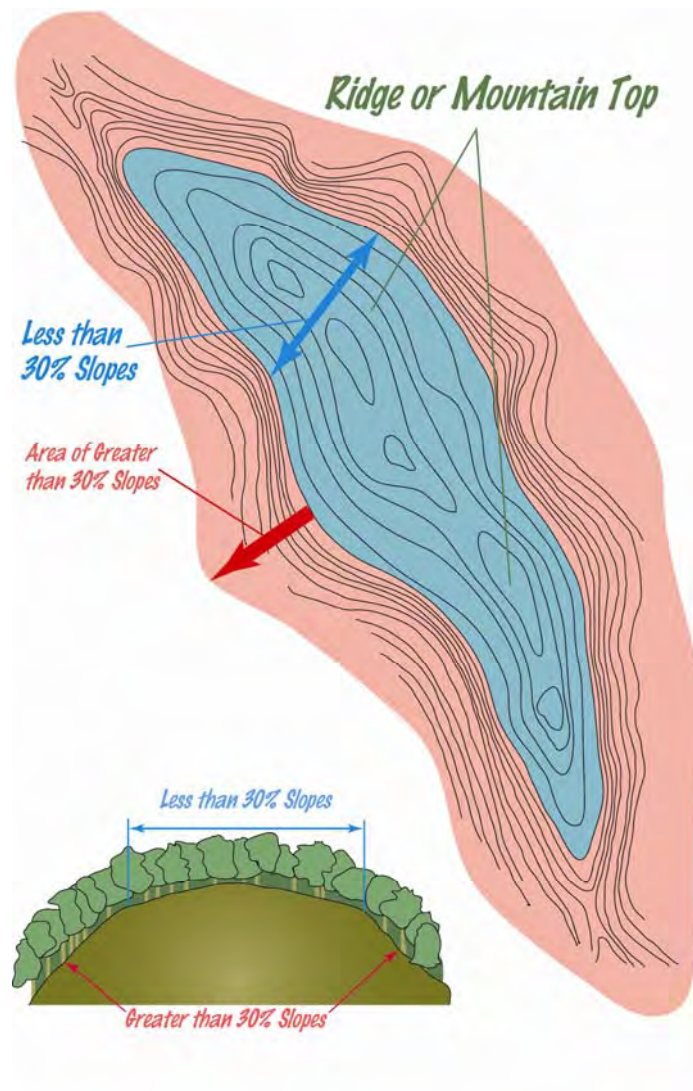
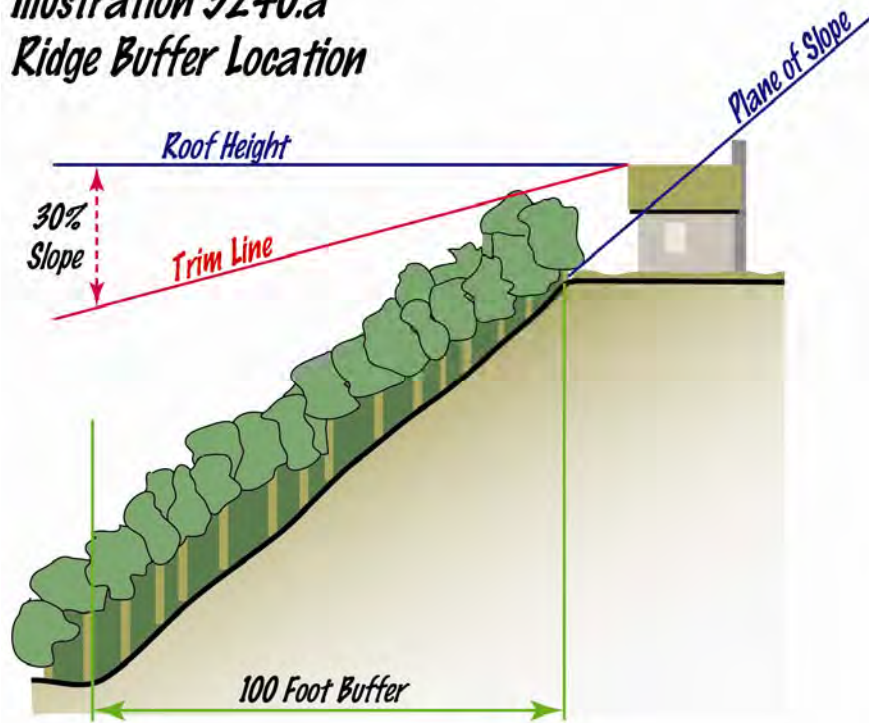


Illustration - 5240 Ridge Determination

**Illustration 5240.a
Ridge Buffer Location**



**Illustration 5240.b
Ridge Buffer Trimming/ Clearing**

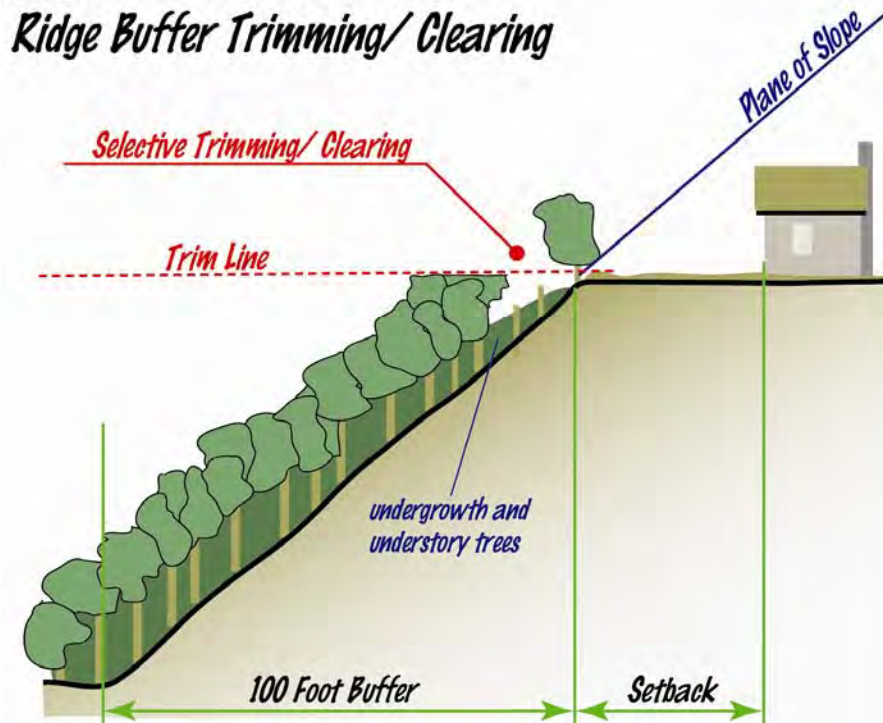


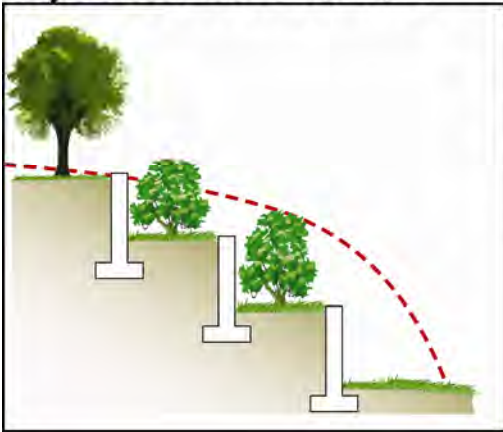
Illustration - 5240.a Ridge Buffer Location
Illustration - 5240.b Ridge Buffer Trimming / Clearing

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- C. Slope Disturbance Guideline. It is encouraged that new support structures, with associated land contouring for vehicle access in steep or severe slope areas, be constructed to maintain a vertical separation of at least fifteen (15) feet between the top of the structure and the boundary of any ridge (as defined in this section).

Any manufactured slope over four (4) feet in height constructed in severe slope areas should emulate the gradient and character of the natural slope present on site. The outside corners or edges of all cut and fill manufactured slopes should be rounded to eliminate sharp corners. Retaining walls visible from beyond the property line and exceeding four (4) feet in height, cumulatively, shall incorporate offsets with landscaping between the offset walls. See sketch illustration as an example.

Illustration 5240.C ***Slope Disturbance Guideline***



Use retaining walls and terraces to minimize cut and fill that would alter the perceived the natural topography of the site. Screen retaining walls with plant materials, or face them with rock.

Illustration - 5240.c Slope Disturbance Guideline

ARTICLE 6

**SITE LANDSCAPING AND BUFFERYARD
PERFORMANCE STANDARDS**

DIVISION 6000 PURPOSE

The intent of this Article is to provide standards for the retention and flexible placement of landscape plant materials. The intent is to minimize the potential adverse impacts associated with adjacent or abutting land uses of varying intensities.

DIVISION 6100 EXISTING LEGAL NON-CONFORMING USES

Uses which were existing and legal at the time of the adoption of this Ordinance but which do not meet the landscaping requirements of this Division, are hereby declared to be legal non-conforming uses with respect to the hereinafter stated landscaping and bufferyard performance standards.

DIVISION 6200 GENERAL LANDSCAPING AND BUFFERYARD STANDARDS

- A.** Landscaping may be required as a buffer between land uses of different intensity within the same zoning district, as a buffer between a proposed land use and adjacent vacant land, as a buffer adjacent to roads, and in parking areas. In addition, a vegetative groundcover must be established on the remaining portions of the site not covered by building and other structures, parking areas, or bufferyards. The landscaping and bufferyard standards in Divisions 6300 and 6400 cover these requirements.
- B.** Figure 6200 shows how a property is divided into areas for peripheral bufferyards, street bufferyards, and parking lot landscaping.
- C. Standard Plant Units.** All landscaping requirements are stated in terms of the number of standard plant units required. This Division defines the standard plant unit and its alternatives. All landscaping shall conform to one (1) or more of the plant unit alternatives of this Division. The following Table 6210 specifies the plant unit alternatives. In general, the six (6) alternative plant mixes are interchangeable. However, Alternative Plant Unit E is best suited for the interior of parking lots, and in other cases, where a year-round screen is required, Alternative Plant Units C or D are preferred.

Figure 6200
Division of a Property for Landscaping Purposes
(Excluding Drives)

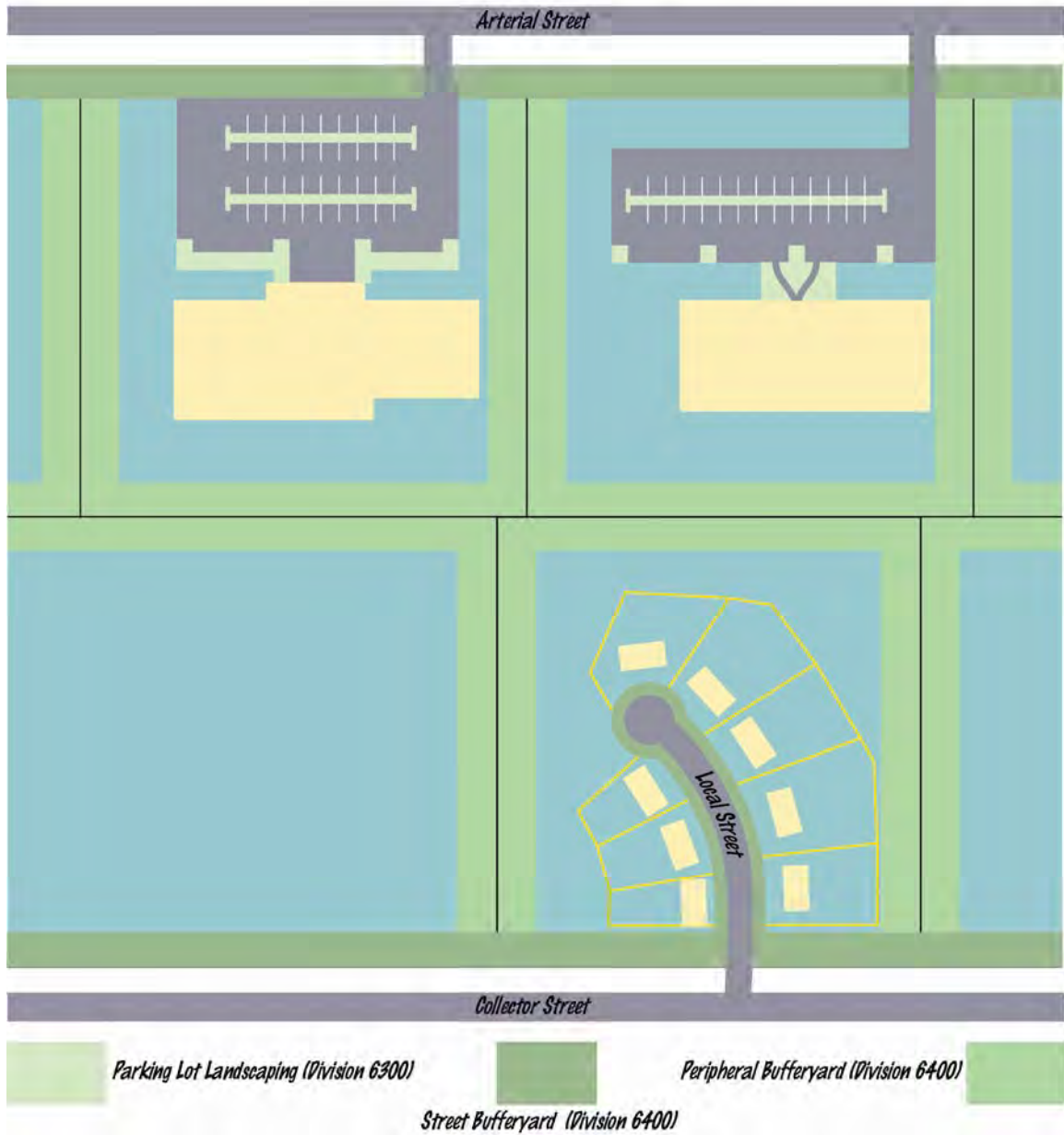
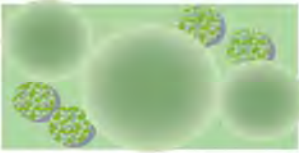
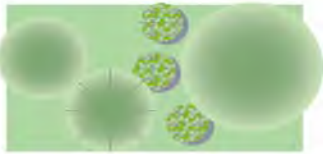
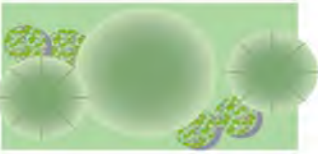
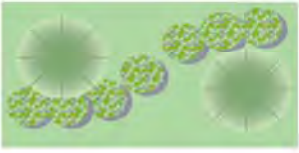
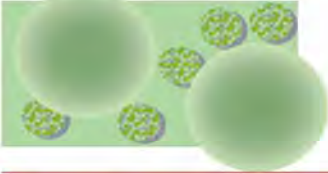



Illustration - 6200 Division of Property for Landscaping Purposes (excluding drives)

**Table 6210
Alternative Plant Units**

<i>Plant Unit Alternative</i>	<i>Quantity Required</i>	<i>Type and Size of Plant</i>
	<i>1</i> <i>2</i> <i>4</i>	<i>1 1/2 inch caliper tree</i> <i>6 foot high understory trees</i> <i>2 foot high shrubs</i>
	<i>1</i> <i>1</i> <i>3</i> <i>1</i>	<i>1 1/2 inch caliper canopy tree</i> <i>6 foot high understory trees</i> <i>2 foot high shrubs *</i> <i>5 foot high evergreen trees</i>
	<i>1</i> <i>4</i> <i>2</i>	<i>1 1/2 inch caliper canopy tree</i> <i>2 foot high shrubs *</i> <i>5 foot high evergreen trees</i>
	<i>2</i> <i>7</i>	<i>6 foot high evergreen trees</i> <i>2 foot high shrubs *</i>
	<i>2</i> <i>5</i>	<i>1 1/2 inch caliper trees</i> <i>2 foot high shrubs *</i>
	<i>2</i> <i>2</i>	<i>1 1/2 inch caliper canopy trees</i> <i>6 foot high understory trees</i>

** shrub height may be reduced to one foot if used in conjunction with berms*

Table 6210 - Alternative Plant Units

DIVISION 6300 LANDSCAPING STANDARDS FOR PARKING LOTS

This Section requires that all residential and non-residential parking lots with eight (8) or more parking spaces shall contain a minimum amount of landscaping within the parking lots and adjoining entrance drives and circulation drives. A specified number of landscape plant units shall be planted per twenty-four (24) parking spaces. The preferred plant unit for use in all parking lots is Alternative Unit E comprised of plant species which are tolerant of urban conditions. Figure 6300 below illustrates the use of landscaping islands in parking lots. Table 6300 below contains the parking lot landscaping standards for the different land uses.

**TABLE 6300
PARKING LOT LANDSCAPING STANDARDS**

LAND USE	Number Plant Units/ 24 Spaces	Landscaped Area Sq.Ft.
Agriculture, Ag Support	None	None
Single-Family, Mobile Homes	None	None
Planned Development, Mobile Home Parks, and other residential uses	.75	180
Institutional, Commercial, Industrial, and other non-residential uses not in the CR or SM Districts	1.0	270
Non-residential uses in the CR or SM Districts	1.25	360

Table 6300 - Parking Lot Landscaping Standards

**Figure 6300
Parking Lot Landscaping Islands Illustrative Example**

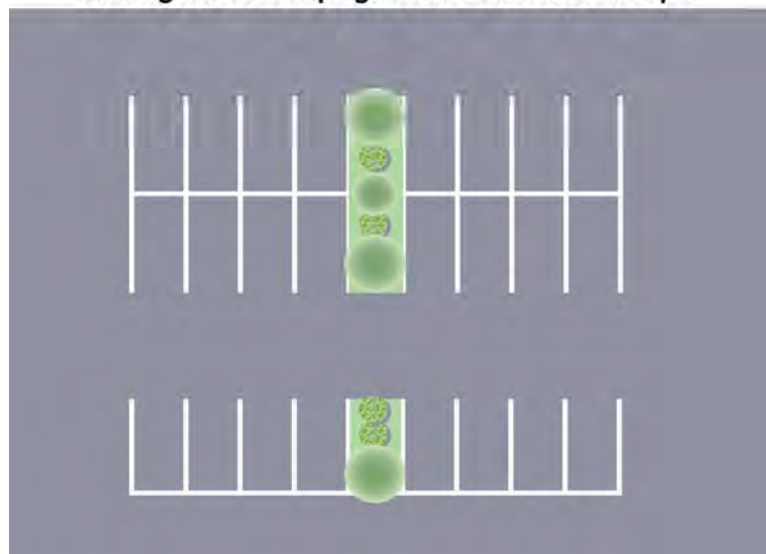


Illustration - 6300 Parking Lot Landscaping Islands Illustrative Example

DIVISION 6400 LAND USE INTENSITY CLASSIFICATION AND BUFFERYARD PERFORMANCE STANDARDS

- A.** All land uses which are permitted by this Ordinance have been assigned a land use intensity class designation (see Table 6410). This system separates uses on the basis of the type and degree of “nuisance” or negative impact they are likely to impose on land uses adjacent to them. In order to minimize any negative effects that a more intense use will impose on its neighbors, this Ordinance requires that bufferyards be provided between uses.
- B.** A bufferyard is a combination of a setback and a visual buffer or barrier, and is a yard or area together with the planting and/or structure required thereon. Both the amount of land and the type and amount of planting specified for each bufferyard requirement of this Ordinance are designed to ameliorate nuisances between certain adjacent land uses, such as a single-family residence and a retail business.
- C.** Bufferyards shall be required to separate land uses of different intensity class from each other. Bufferyards function to eliminate or minimize potential nuisances such as increased traffic congestion, reduced open space, litter, noise, glare of lights, and unsightly buildings or parking areas. Bufferyards also function to provide spacing to reduce adverse impacts of noise, odor, or danger from fires or explosions.

SECTION 6410 LAND USE INTENSITY CLASSES

The following table classifies uses according to their respective impact. All uses within a use class are considered to have a similar impact on neighboring uses.

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Table 6410 - Land Use Intensity Classes

Class I

Agricultural uses, except Nurseries

Class II

Single-Family in the RP, AG, CS, and E Districts

Class III

Single-Family in the RC, SE, SM, and NP-1 Districts
Mobile Homes in the NP-1-MH District

Class IV

Multi-Family in the AG, CS, and SE Districts
Mobile Home Park in the AG and CS Districts
Single-Family Residential in the NP-10 Districts
Mobile Homes in the NP-10 MH District

Class V

Multi-Family in the RC, SM, and CR Districts
Mobile Home Park in the SM and SE Districts
Institutional Residential
Nurseries, Agricultural Support
Low to Moderate Intensity Institutional and Commercial Uses with an ISP¹ of <55% and
FAP² of <25% and Hours of Operation between 7am and 9pm.
Animal Sheds in the AG District that are less than 100 feet from the lot line
Gas Compressor, Processing and Metering

Class VI

Sawmills, Light Industry
Moderate to High Intensity Institutional and Commercial Uses with an ISP¹ of >55% or
FAP² of >25% or Hours of Operation between 9pm and 7am.
Gas and Oil Development, Staging Facility and Water Reuse Facility permitted by Special
Exception

Class VII

Heavy Industry, Extraction/Disposal, Junk Yards, Hazardous Waste Facilities

¹ ISP = Impervious Surface Percentage (see Division 4200)

² FAP = Floor Area Percentage (See Division 4200)

SECTION 6420 BUFFERYARD REQUIREMENTS

The screening percentages contained in Table 6420 refer to the bufferyard requirements and standards contained in Table 6440. Bufferyards may be required between land uses of different intensity classifications, adjacent to vacant parcels, and along adjacent streets. In order to determine if a bufferyard is required on a parcel, the procedures in this Section shall be used.

A. Location. Bufferyards shall be located along the outer perimeter of a lot or parcel, and they shall extend to the lot or parcel boundary line. Bufferyards shall not be located on any portion of an existing or dedicated public or private street or right-of-way; nor shall bufferyards be located within any access drive serving a lot or parcel of land.

B. Peripheral Bufferyard Determinations

1. Adjacent to Developed Parcel(s)

(a) Identify whether any portion or property line of the site constitutes a boundary between different land use intensity classes as presented in Table 6410. If the land use is the same on both sides of the property boundary, a peripheral bufferyard is not required (for example, between two single-family residences). If it does differ (such as between a factory and a single-family residence), determine the land use intensity class on both sides of the property line.

(b) Use Table 6420 to determine the screening percentage between different land use intensity classes for each property line (or segment thereof) of the subject parcel.

2. Adjacent to Vacant Parcel(s). Use Table 6420 to determine the screening percentage, if required, between the proposed land use and adjacent vacant parcel(s). For example, a Class IV multi-family development would require a ten (10%) percent screening percentage adjacent to a vacant parcel.

3. Use Table 6440 to identify the required number of plant units for each one-hundred (100) linear feet of peripheral bufferyard.

C. Road Bufferyard Determination

1. Use Table 6420 to determine the screening percentage required for the bufferyard for the road(s) on which the subject property has frontage.

2. Use Table 6440 to identify the required number of plant units for each one-hundred (100) linear feet of street buffer.

TABLE 6420
Required Screening Percentages for Bufferyards
Between Land Use Classes and Adjacent to Vacant Land and Roads

<i>Proposed Land Use Intensity Class</i>	<i>Adjacent Existing Land Use Intensity Class</i>							<i>Adjacent to Vacant</i>	<i>Adjacent to Road</i>
	<i>I</i>	<i>II</i>	<i>III</i>	<i>IV</i>	<i>V</i>	<i>VI</i>	<i>VII</i>		
I	--							--	--
II	--	--						--	--
III	20%	--	--					--	--
IV	30%	30%	20%					10%	20%
V	50%	50%	40%	40%	--			15%	30%
VI	--	80%	80%	60%	40%	--		20%	40%
VII	--	100%	100%	100%	100%	80%	--	30%	60%

Table 6420 – Required Screening Percentages for Bufferyards Between Land Use Classes and Adjacent to Vacant Land and Roads.

SECTION 6430 RESPONSIBILITY FOR INSTALLATION OF BUFFERYARDS

- A.** Bufferyards shall be installed on the subject property at the time of its development. Existing plant material which will be preserved on the subject property following the completion of development, may be counted as contributing to the required bufferyard.
- B.** Bufferyard installation responsibilities are influenced by the nature of the parcel abutting the subject property. Two potential situations exist. The first involves the subject (developing) property abutting a vacant or developing parcel. The second involves the subject (developing) property abutting a previously developed parcel. The requirements for bufferyard installation differ between these situations:
 - 1. Abutting a Vacant or Developing Parcel**
 - (a) When a proposed use adjoins a vacant parcel for which a bufferyard is required, the proposed use shall provide the required level of screening percentage as presented in Table 6420.
 - (b) The second or subsequent use to develop shall, at the time it develops, provide all additional material and land necessary to provide the total bufferyard width and material required between those two (2) uses. A different bufferyard option may be selected to complete the full bufferyard requirement provided that the option selected meets or exceeds the required screening percentage of the total bufferyard and is compatible with the existing buffer. In no instance shall the second use to develop/

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install a structure as part or all of its bufferyard requirement if a structure has been used to meet all or part of the bufferyard requirement of the first use to develop.

2. **Abutting a Previously Developed Parcel**

If the adjoining use had developed without a bufferyard, the proposed use shall be responsible for installing the total required bufferyard. Existing vegetation and/or land located on the previously developed parcel which is contiguous with the proposed development, may be counted as contributing to the total bufferyard required between it and the second or subsequent (adjacent) land use to develop.

SECTION 6440 BUFFERYARD STANDARDS

Bufferyard standards are based on a required screening percentage. A variety of combinations of bufferyard width, planting intensity, and structural options (such as fences or berms) may be selected to reach the required screening percentage.

A. General Requirements

1. All bufferyard areas shall be seeded with lawn or native/naturalized groundcover unless such vegetation is already fully established.
2. Plantings shall be clustered at strategic locations in order to achieve maximum buffering effect. The exact placement of required plants and structures shall be the decision of each user, except that the following requirements shall be met:
 - (a) Where a combination of plant materials and fencing is used in a peripheral bufferyard, the fence shall be located to the interior or toward the more intensive use and the plant material shall be located toward the less intensive use.
 - (b) Landscape plantings shall be installed in such a manner as to provide clear sight distance triangles at all road and driveway intersections.
 - (c) A developer may establish, through a written and recorded agreement, that the property owner(s) immediately adjacent to his property agree to allow a portion or all of the required bufferyard on immediately adjacent portions of their land.

B. Calculation of Required Plant Materials

1. Bufferyard plant material requirements are calculated using the standards listed in this Section for the bufferyards specified in Table 6420.
2. Bufferyard standards listed in this Section are for every one-hundred (100) linear feet of required bufferyard on a given lot.
3. In instances where the bufferyard boundary does not equal one-hundred (100) feet, the required bufferyard planting shall be based on the percentage of one-hundred (100) feet that is present along the bufferyard boundaries.
4. Use Table 6440 to select the combination of bufferyard width, intensity of vegetation, and/or structure to be used to reach the required screening percentage listed in Table 6420. Note the required number of plant units from the option selected.

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5. Select one (1) of the five (5) standard plant unit alternatives from Section 6210.
6. Multiply the number of required plant units selected from Table 6440 by the number of required plant types per one-hundred (100) linear feet listed for the selected plant unit option from Section 6210. These numbers represent the required number of trees and shrubs per one-hundred (100) linear feet for the bufferyard option selected.
7. Divide the length of the required bufferyard by one-hundred (100) feet to determine the bufferyard length multiplier.
8. Multiply the bufferyard length multiplier by the number of required trees and shrubs per one-hundred (100) feet calculated in 6 above. These numbers represent the total required plant materials for the selected bufferyard option. All calculated numbers shall be rounded up to the next whole number.

C. Classification of Plant Materials. For the purposes of this Ordinance, plant materials are classified into five (5) types: canopy trees, evergreen trees, understory trees, shrubs, and evergreen shrubs. A list of species suitable for bufferyard use and compatible with Lycoming County climate and soil conditions can be obtained from the office of the Lycoming County Planning Commission. The Cooperative Extension Office can also provide assistance in selecting plant materials.

1. Any existing plant material which otherwise satisfies the requirements of this Section may be counted towards satisfying those requirements.
2. Where woodlands, floodplains and drainageways are in the bufferyard, the following rules shall apply:
 - (a) **Woodlands:** These areas shall be left undisturbed to the width of the bufferyard. The trees in the woodland and the length of the woodland area shall be deducted from all bufferyard requirements.
 - (b) **Floodplains and Drainageways:** These areas shall be treated as any other bufferyard except that all plant material shall be tolerant of very wet conditions.
3. Table 6440 depicts the various combinations of plant materials (by plant unit-refer to Section 6210), bufferyard width, and structures necessary to reach given screening percentages required by Table 6420.

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TABLE 6440
Bufferyard Standards

Screening Percentage	Plant Unit Type	Number of Plant Units*	Bufferyard Width (ft)	Required Structure Type (height)
10%	A	0.4	5	--
	B	0.4	10	--
	C	0.3	15	--
	D	0.2	20	--
	E, F	0.2	25	--
15%	A	0.6	10	--
	B	0.6	15	--
	C	0.5	20	--
	D	0.4	25	--
	E, F	0.4	30	--
20%	A	0.9	10	--
	B	0.9	15	--
	C	0.8	20	--
	D	0.7	25	--
	E, F	0.6	30	--
30%	A	1.1	15	min. 2' high berm
	B	1.4	20	--
	C	1.3	25	--
	D	1.2	30	--
	E, F	0.7	30	min. 3' high berm
40%	A	1.4	20	min. 3' high berm
	B	2.1	20	--
	C	2	25	--
	D	1.9	30	--
	E, F	1.8	35	--
50%	A	1.9	25	min. 4' high berm
	B	2.3	25	min. 2' high berm
	C	2.7	30	--
	D	2.6	35	--
	E, F	2.5	40	--
60%	A	2.6	25	min. 4' high berm
	B	3.0	30	min. 2' high berm
	C	3.3	35	--
	D	3.2	40	--
	E, F	2.8	40	--

Table 6440 – Bufferyard Standards
continued next page

TABLE 6440
Buffer Yard Standards (continued)

Screening Percentage	Plant Unit Type	Number of Plant Units*	Buffer Yard Width (ft)	Required Structure Type (height)
70%	A	3.1	30	min. 5' stockade fence
	B	3.2	35	min. 4' high berm
	C	3.6	40	min. 2' high berm
	D	3.9	45	--
	E, F	3.8	50	--
80%	A	3.5	35	min. 6' stockade fence
	B	3.9	40	min. 4' high berm
	C	4.3	45	min. 2' high berm
	D	4.6	50	--
	E, F	3.8		--
100%	A	5.0	50	min. 6' stockade fence
	B	5.3	60	min. 4' high berm
	C	5.5	75	min. 2' high berm
	D	6.2	75	--
	E, F	5.6	100	--

* Per one-hundred (100) lineal feet of required bufferyard.

Table 6440 – Bufferyard Standards (continued)

SECTION 6450 BUFFERYARD USE

- A.** A bufferyard may be used for passive recreation. It may contain pedestrian, bike, or equestrian trails provided that:
 1. Adequate plant material is retained as necessary to achieve the buffer effect;
 2. the total width of the bufferyard is maintained; and
 3. all other regulations of the Ordinance are met.

- B.** In no event shall swimming pools, tennis courts, sports fields, golf courses or other such uses be permitted in bufferyards.

DIVISION 6500 LANDSCAPING AND BUFFERYARD MAINTENANCE

It shall be the responsibility of the property owner to maintain required landscaping and bufferyards. Dead plant materials must be replaced within one (1) year of their original planting. Landscaped areas and bufferyards shall be kept free of noxious weeds and trash. Where natural plant growth changes the actual buffer effect over time, the Zoning Administrator may require supplementary plantings to achieve the intent and purposes of this Ordinance.

ARTICLE 7

PARKING, LOADING, AND ACCESS CONTROL REQUIREMENTS

DIVISION 7000 PURPOSE

The purpose of this Article is to ensure the provision of adequate parking and loading areas and safe access for each land use.

DIVISION 7100 OFF-STREET PARKING AND OFF-STREET LOADING STANDARDS

The following Sections describe required standards for off-street parking and off-street loading. The term “capacity” as used herein means the maximum number of persons which may be accommodated by the use as determined by its design or by applicable Pennsylvania State Labor and Industry Codes, whichever is greater.

SECTION 7101 OFF-STREET PARKING STANDARDS

A. Required Number of Parking Spaces. The following minimum number of parking spaces shall be required for the uses specified below:

1. Agricultural Uses

a. **Landscape Nursery:** One (1) space per two-hundred (200) square feet of gross floor area of inside sales or display.

2. **Residential Uses (all):** Two (2) parking spaces for dwelling units containing one (1) to four (4) bedrooms. One (1) additional space is required for each bedroom exceeding four (4) bedrooms in the respective dwelling unit.

3. Institutional Uses

a. **Indoor Institutional and Institutional Residential Uses**

- (1) Church: one (1) space per four (4) seats to the maximum capacity.
- (2) Community and recreation center: one (1) space per two-hundred fifty (250) square feet of gross floor area, or one (1) space per four (4) patrons to the maximum capacity, whichever is greater.
- (3) Day or nursery school: one (1) space per employee plus one (1) off-street loading space and one (1) parking space per six (6) students for visitor parking.
- (4) Group dwellings: one (1) space per bedroom or sleeping room.
- (5) Hospital: two (2) spaces per three (3) patient beds, plus one (1) space per employee on the largest work shift.

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- (6) Libraries and museums: one (1) space per two-hundred fifty (250) square feet of floor area or one (1) space per four (4) seats to the maximum capacity, whichever is greater.
- (7) Monasteries and convents: one (1) space per six (6) residents, plus one (1) space per employee on the largest work shift, plus one (1) space per five (5) chapel seats, if the public may attend.
- (8) Nursing homes: one (1) space per six (6) patient beds, plus one (1) space per employee on the largest work shift, plus one (1) space per staff member and per visiting doctor.
- (9) Indoor swimming facility: one (1) space per seventy-five (75) square feet of gross water area.
- (10) Tennis, racquetball, or handball courts: Three (3) spaces per court, plus one and one half (1.5) spaces per any other recreational station.
- (11) Schools:
 - i. Elementary and junior high: one (1) space per contracted personnel plus one (1) space per two (2) classrooms.
 - ii. Senior high: one (1) space per contracted personnel plus one (1) space per five (5) non-bused spaces.
 - iii. College: one (1) space per four (4) students of the largest class attendance period.
 - iv. School, commercial or trade: one (1) space per three (3) students, plus one (1) space per faculty member at capacity class attendance period.
- (12) Other indoor institutional and indoor residential uses not specifically listed: one (1) space per three (3) patrons to the maximum capacity.

b. **Outdoor Institutional and Recreational Uses**

- (1) Camps, day or youth: one (1) space per camp vehicle normally parked on the premises.
- (2) Cemetery: one (1) space per four (4) visitors to the maximum capacity.
- (3) Golf courses (nine and eighteen hole): thirty-six (36) spaces per nine (9) holes, plus fifty (50%) percent of the spaces otherwise required for any accessory use (e.g. restaurants).
- (4) Outdoor swimming pool: one (1) space per seventy-five (75) square feet of gross water area.
- (5) Tennis court: three (3) spaces per court.
- (6) Other outdoor recreational uses: one (1) space per four (4) expected patrons at maximum capacity.

- c. **Public Service Uses:** one (1) space per one-thousand (1,000) square feet of gross floor area, plus one (1) space per company vehicle normally stored or parked on the premises.

4. **Commercial Uses**

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a. **Commercial Retail, Services, Restaurant, Drive-In Facility, and Commercial Lodging Uses.**

- (1) Beauty and barber shops: three (3) spaces per operator or one (1) space per one-hundred (100) square feet of gross floor area, whichever is larger.
- (2) Convenience grocery: one (1) space per one-hundred (100) square feet of gross floor area.
- (3) Funeral home: one (1) space per four (4) patron seats or twenty-five (25) spaces per chapel unit, whichever is greater.
- (4) Grocery or supermarket: Five and one-half (5.5) spaces per one-thousand (1,000) square feet of gross floor area.
- (5) Hotel, motel or country inn: one (1) parking space per room or suite, plus one (1) space per three (3) persons to the maximum capacity of each public meeting and/or banquet room, plus fifty (50%) percent of the spaces otherwise required for accessory uses (e.g. restaurants and bars).
- (6) Miscellaneous repair services: one (1) space per three-hundred (300) square feet of gross floor area.
- (7) Personal services: one (1) space per two-hundred (200) square feet of basement and first floor gross floor area, plus one (1) space per three-hundred (300) square feet of any additional floor area for customer service.
- (8) Restaurant, fast food with drive-in: two (2) spaces per three (3) seats. Drive through lanes will have stacking space for four (4) automobiles, and will not interfere with pedestrian or traffic movements.
- (9) Restaurant, standard: one (1) space per three (3) patron seats or one (1) space per one-hundred (100) square feet of gross floor area, whichever is greater.
- (10) Shopping center: five (5) spaces per one-thousand (1,000) square feet of gross floor area.
- (11) Taverns, night clubs, and lounges: one (1) space per fifty (50) square feet of gross floor area.
- (12) Self-service storage facilities: One (1) space per twenty (20) storage stalls, plus one (1) space per two-hundred fifty (250) square feet of manager's office.
- (13) Other commercial retail, services, restaurant, drive-in facilities, and commercial lodging uses not specifically listed: one (1) space per two-hundred (200) square feet of gross floor area of customer sales and service, storage and/or office gross floor area. If the use has at least one-hundred thousand (100,000) square feet of gross floor area, then four (4) spaces per one-thousand (1,000) square feet of gross floor area shall be provided.

b. **Commercial Amusement and Water-related Uses**

- (1) Bowling alley: five (5) spaces per lane.
- (2) Dance halls: one (1) space per fifty (50) square feet of gross floor area.

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- (3) Marina: one (1) space per two (2) boat slips, plus a sufficient number of ten (10) foot by forty (40) foot space for trailers as determined by the Zoning Administrator.
- (4) Private clubs: one (1) space per three (3) persons to the maximum capacity of the facility.
- (5) Skating rink, ice or roller: one (1) space per five-hundred (500) square feet of gross floor area.
- (6) Theaters and auditoriums: one (1) space per three (3) patrons based on maximum capacity. This requirement may be satisfied on a space-by-space basis by the facility providing written proof that it has the use of a nearby parking lot available to its patrons (e.g. by contractual agreement).
- (7) Other commercial amusement and water-related uses: one (1) space per four (4) patrons to the maximum capacity of the facility.

c. Office Uses

- (1) Banks: one (1) space per two-hundred (200) square feet of gross floor area, plus one (1) space at each electronic banking service facility and three (3) additional off-street stacking spaces per drive-in lane, plus adequate stacking area to approach each drive-through lane.
- (2) Offices, general: one (1) space per two-hundred fifty (250) square feet of gross floor area.
- (3) Medical offices: five (5) spaces per doctor, plus two (2) spaces for each treatment room or one (1) space per treatment chair, whichever is greater.

d. Heavy Retail and Heavy Services Uses

- (1) Vehicle sales and service: one (1) space per one-thousand, five-hundred (1,500) square feet of gross floor area.
- (2) Vehicle repair and maintenance services: one (1) space per four-hundred (400) square feet of gross floor area.
- (3) Mobile home and modular home sales and service: one (1) space per two-hundred fifty (250) square feet of office and sales area.
- (4) Other heavy retail and heavy service uses: one (1) space per five-hundred (500) square feet of sales/display area plus one (1) space per employee.

5. Industrial Uses

- g. Manufacturing: one (1) space per one-thousand (1,000) square feet of gross floor area, plus one (1) space for each company vehicle regularly stored or parked on the premises.
- h. Truck terminal: one (1) space per truck normally parked on the premises, plus one (1) space per three (3) patrons to the maximum capacity.
- i. Wholesale establishments or warehouses: one (1) space for each two (2) employees in maximum shift.

B. Drainage and Maintenance of Parking Lots

All parking areas shall be designed, constructed, and maintained for adequate drainage and dust-free conditions at all times.

C. Off-Street Parking Design Standards

1. A required off-street parking space shall be at least nine (9) feet in width and at least eighteen (18) feet in length, exclusive of access drives or aisles, ramps, columns, or office/work areas. The length of parking spaces can be reduced to sixteen and one-half (16.5) feet including wheel stop if additional space of one and one-half (1.5) feet in length is provided for the front overhang of the car. The parking space shall have a vertical clearance of at least seven (7) feet.
2. Horizontal widths for parking rows, aisles, and modules shall be provided at widths no less than listed in the following table:

TABLE 7101C
Off-Street Parking Design Standards

	One-Way	Angle (Degrees)			
	Parallel	30	45	60	90
Single row of parking	9 ft.	17 ft	19 ft	20 ft	18 ft
Driving aisle	12 ft	12 ft	13 ft	18 ft	24 ft
Minimum width of module (row plus aisle)	21 ft	29 ft	32 ft	38 ft	42 ft
Two rows of parking	18 ft	34 ft	38 ft	40 ft	36 ft
Driving aisle	12 ft	12 ft	13 ft	18 ft	24 ft
Minimum width of module (row plus aisle)	30 ft	46 ft	51 ft	58 ft	60 ft

Table 7101C – Off-Street Parking Design Standards

These standards are listed on the next page.



Illustration 7101.C - Off-Street Parking Design Standards

3. **Access.** Each required off-street parking space shall open directly upon an aisle or driveway that is wide enough and designed to provide a safe and efficient means of vehicular access to the parking space. All off-street parking facilities shall be designed with an appropriate means of vehicular access to a street or alley, in a manner which causes the least interference with traffic movements. No driveway across public property, or requiring a curb cut, shall exceed a width of twenty-five (25) feet.
4. **Handicapped Parking:** All open off-street areas shall provide parking spaces for use by motor vehicles, which transport physically disabled persons, in accordance with the following minimum standards:
 - (a) Two (2%) percent of the total number of spaces shall be parking areas containing one (1) to one-thousand (1,000) spaces.
 - (b) In addition to the number of spaces required in Section 7101, one (1%) percent of each one-thousand (1,000) spaces over the first one-thousand (1,000) spaces shall be provided for physically disabled parking.

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- (c) The minimum dimensions for all parking spaces provided for use by physically disabled persons shall be twelve (12) feet by eighteen (18) feet.
- (d) Parking spaces provided for use by physically disabled persons shall be located as close as possible to an entrance which allows such persons to enter and leave the parking area without assistance.
- (e) All parking spaces provided for the use of physically disabled persons shall be marked with a sign which includes the international symbol for barrier-free environments and a statement informing the public that the parking space is reserved for use by physically disabled persons.

SECTION 7102 OFF-STREET LOADING STANDARDS

Any use with a gross floor area of six-thousand (6,000) square feet or more which requires deliveries or shipments must provide off-street loading facilities in accordance with the requirements specified below:

- A. Every commercial retail establishment, industrial or manufacturing use, warehouse, wholesale use, freight terminal, hospital or sanitarium, or other similar use having an aggregate gross floor area of six-thousand (6,000) square feet or more shall provide off-street loading facilities as follows:

Gross Floor Area (in sq.ft)	Number of Berths
6,000 - 24,999	1
25,000 - 79,999	2
80,000 - 130,000	3

For each additional seventy-thousand (70,000) square feet (or fraction thereof) of gross floor area, one (1) additional berth shall be provided.

- B. Every public assembly use, included in the outdoor recreational, indoor recreational, institutional residential, restaurant, commercial lodging and commercial amusement use categories, including auditoriums, convention halls, exhibition halls, stadiums or sports arenas, funeral homes, and restaurants and hotels, with a gross floor area of greater than thirty-thousand (30,000) square feet, shall provide off-street berths as follows:

Gross Floor Area (in sq.ft.)	Number of Berths
6,000 - 29,999	1
30,000 - 119,999	2
120,000 - 197,999	3

For each additional one-hundred thousand (100,000) square feet (or fraction thereof) of gross floor area, one (1) additional berth shall be provided.

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- C. One (1) loading berth shall be provided for the first six-thousand (6,000) to one-hundred thousand (100,000) square feet of floor area in office use with one (1) additional berth to be provided for each one-hundred thousand (100,000) square feet of floor area.
- D. The minimum area for each off-street loading space, excluding area for maneuvering, shall be two-hundred fifty (250) square feet except where semi-trailers are expected to be used and then the minimum area shall be seven-hundred (700) square feet.
- E. At no time shall any part of a truck or van be allowed to extend into a public thoroughfare or the right-of-way while the truck or van is being loaded or unloaded.

DIVISION 7200 ACCESS CONTROL

The following Sections govern the standards that apply to controlling access to specific roads.

SECTION 7201 ACCESS CONTROL OBJECTIVES

Access to public roads and highways in Lycoming County shall be controlled to ensure that the congestion created by turning movements is reduced to an absolute minimum. Functional classification of roads (arterial, collector, and local) shall be as delineated by the County Transportation Plan or Area Access Plans. In the absence of an adopted County Transportation or Area Access Plan, functional classification of roads shall be as delineated by the most current Pennsylvania Department of Transportation Functional Classification (Federal Aid System) map. All developments shall meet the following objectives:

A. General Objectives

All uses shall be discouraged from taking more than one (1) point of ingress and egress. In instances where more than one (1) access point is necessary, the number shall be minimized by combining access points when possible. Parcel consolidation and sharing of access points is to be encouraged.

B. Residential Access

All proposed residential uses shall take direct access only to local residential streets wherever possible.

1. Individual detached single-family residences may take direct access to a collector or arterial street only if no other access options are viable and site limitations preclude access to a local street. A developer may enter into a voluntary agreement with the municipality to provide access in conformance with municipal standards.
2. All other residential development must take direct access to a local residential street.

C. Non-residential Access

All non-residential uses must take primary access to a collector or arterial street or to a frontage road. Direct primary access to a local residential street is prohibited for non-residential uses. Non-residential uses may take secondary access to a local residential street with the permission of the Lycoming County Planning Commission. Agricultural accessory farm buildings and field drives are exempt from the above requirements.

SECTION 7202 PERMANENT ACCESS PLAN

In order to minimize the number of access points on state and municipal arterial and collector roads, all developers proposing access to such roads may be required to conform with an Area Access Plan which has been approved by the Lycoming County Planning Commission prior to obtaining site plan or subdivision approval.

SECTION 7203 TEMPORARY ACCESS

No developer shall be denied a Zoning/Development Permit for the sole reason that a property cannot meet the objectives of Section 7201, provided that the proposed development meets the standards of Section 7202, and the access permitted is a temporary access permit, which shall expire when the permanent access to the property via adjoining driving aisles, parallel access, or reverse frontage roads becomes feasible. The property owners shall pay for the cost of closing the temporary access and connecting to the permanent access.

SECTION 7204 ROAD RIGHT-OF-WAY CONSTRUCTION

Roads, driveways, and their rights-of-way shall be constructed and provided in accordance with the applicable municipal or County Subdivision and Land Development Ordinance. Driveways must meet the following requirements and address the stormwater runoff with appropriate methods from applicable stormwater plans and ordinances:

1. Single-family detached residence and outdoor recreational uses: a driveway slope cannot exceed 15% grade.
2. Multi-family dwellings(s): a driveway slope cannot exceed 12% grade.
3. Commercial and Industrial uses: a driveway slope cannot exceed 8% grade.

The driveways are to be provided with a stopping or leveling area having a grade less than or equal to 5% grade for a distance of 25 feet, measured from the edge of the shoulder or curb of the intersecting road. The leveling area shall intersect the street or road at an angle of no less than 60 degrees, and preferably 90 degrees.

ARTICLE 8

SIGN STANDARDS

DIVISION 8000 PURPOSE

The purpose of this Article is to:

- A.** Coordinate the type, placement and physical dimensions of signs within the different land-use zones.
- B.** Recognize the commercial communication requirements of all sectors of the business community.
- C.** Encourage the innovative use of design.
- D.** Promote both renovation and proper maintenance of signs.
- E.** Ensure compatibility in scale with the land uses permitted within the zoning districts where the sign is located.
- F.** Promote consistency with the other design standards of this Ordinance.
- G.** Address special circumstances, while guaranteeing equal treatment under the law through accurate record keeping and consistent enforcement.

These objectives shall be accomplished by regulation of the display, erection, use, and maintenance of signs. The use of signs is regulated according to zoning district. The placement and physical dimensions of signs are regulated primarily by type and length of street frontage. No sign shall be permitted as a main or accessory use except in accordance with the provisions of the Ordinance.

DIVISION 8100 SCOPE

The primary intent of this Ordinance shall be to regulate signs of a commercial nature. This Ordinance shall not relate to building design. Nor shall the Ordinance regulate official traffic or government signs; the copy and message of signs; window displays; product dispensers and point of purchase displays; scoreboards on athletic fields; flags of any nation, government, or non-commercial organization; gravestones; barber poles; religious symbols; commemorative plaques; the display of street numbers; or any display or construction not defined herein as a sign.

DIVISION 8200 CALCULATIONS OF DIMENSIONS

- A.** Sign face area shall be defined by the following:
1. In the case of on-premise and off-premise signs, the entire surface area of the sign on which copy could be placed is the sign face area. The supporting structure or bracing of a sign and pole covers shall not be counted as a part of the sign face area. Where a sign has two (2) sign faces back-to-back, the area of only one (1) sign face shall be considered the sign face area. Where a sign has more than one (1) sign face, all areas which can be viewed simultaneously shall be considered the sign face area.
 2. For a sign whose message is fabricated together with the background which borders or frames that message, the sign face area shall be the total area of the entire background.
 3. For a sign whose message is applied to a background which provides no border or frame, the sign face area shall be computed by straight lines drawn tangent to copy extremities encompassing individual letters, words, or graphic elements of the message.
- B.** The height of a free-standing sign shall be measured from the mean ground level to the highest point of the sign face area or its supporting structure, whichever is greater.
1. The clearance of a projecting free-standing, wall or fascia sign shall be measured from the base of the sign face area to the ground below.
 2. The height of a wall sign shall be measured from the base of the building below the sign to the top of the sign face area.
 3. For off-premise signs, the sign height shall be measured from the mean grade level beneath the sign or the road grade to which the sign is primarily oriented, whichever is greater. The maximum off-premise sign height shall only be exceeded upon the granting of a Special Exception in the Rural Center (RC), Suburban Mixed Use (SM), Regional Commercial (CR) and Industrial (I) Districts. In addition to the findings for Special Exceptions required in Division 10300, the Lycoming County Zoning Hearing Board shall also base its decision on a finding that the sign and supporting structure shall be designed to minimize any adverse impacts or changes to the community character within the immediate vicinity.
- C.** Pole covers are not considered part of the calculation of the sign area.
- D.** If an establishment has walls fronting on two or more streets or other commercial uses or property frontage on more than one street or other commercial use, the sign area for each building wall or property frontage shall be computed separately.

DIVISION 8300 GENERAL SIGN REGULATIONS

- A. Conformance with Ordinances.** Any sign hereafter erected or maintained shall conform to the provisions of this Ordinance and the provisions of the Municipal Building Code and any other ordinance or regulations of the municipality.
- B. Right-of-Way Restrictions.** No sign other than an official traffic sign or similar sign shall be erected within nor overhang the right-of-way of any road unless specifically authorized by other ordinances or regulations of the municipality.
- C. Limits on Projecting Signs.** Projecting, under canopy, and fascia signs may project over public sidewalks subject to the projection and clearance limits defined herein.
- D. Clear View.** No sign or sign structure shall be erected at the intersection of any street in such a manner as to obstruct free and clear vision, nor at any location whereby reason of position, shape or color, it may interfere with or obstruct the view of or be confused with any authorized traffic sign, signal, or device.
- E. Changeable Copy.** Changeable copy (automatic) signs may be permitted in commercial and industrial districts by Special Exception.
- F. Sign Maintenance.** Every sign permitted by this Ordinance must be constructed of durable materials and kept in good condition and repair. When any sign becomes insecure, in danger of falling or is otherwise unsafe or if any sign shall be unlawfully installed, erected or maintained in violation of any of the provisions of this Ordinance, the owner thereof or the person or firm maintaining same shall, upon written notice by the Zoning Administrator, forthwith in the case of immediate danger and in any case within not more than ten (10) days, make such sign conform to the provisions of this Ordinance or shall remove it. If within ten (10) days the order is not complied with, the Zoning Administrator may remove or cause to be removed such sign at the expense of the owner or lessee.
- G. Temporary Sign Requirements.** Temporary signs, unless otherwise regulated by specific provisions of this Ordinance relating to size, use, and district in which placed, shall be subject to the following regulations:

 - 1. The size of any temporary sign may not be in excess of the size permitted for any permanent sign of like configuration or type in a given zoning district.
 - 2. Any temporary sign which is electrically energized or which contains any electrical device must conform to the same requirements and standards which cover permanent electric signs under this Ordinance.
- H. Spotlight.** Any spotlight permitted to illuminate signs shall be shielded such that the light source cannot be seen from adjoining roads and the interior of adjacent residences.
- I. Embellishments.** Embellishments shall not exceed ten (10%) percent of the sign face area.

SECTION 8310 COMPLIANCE WITH BUILDING AND ELECTRICAL CODES

All signs shall be constructed in accordance with the requirements of the BOCA Building Code and National Electrical Code.

SECTION 8320 WINDLOADS

- A. Solid signs, other than wall signs, shall be designed to withstand a windload of fifteen (15) pounds per square foot on any face, up to a sign height of fifteen (15) feet, plus one (1) pound per square foot for each additional one (1) foot of sign height.
- B. Skeleton signs, other than walls signs, shall be designed to withstand a wind load of twenty (20) pounds per square foot of the total face area of the letters and other sign surfaces, or twenty-five (25) pounds per square foot of the gross area of the sign as determined by the overall dimensions of the sign, whichever is greater.

SECTION 8330 ADDITIONAL CONSTRUCTION STANDARDS

- A. No signs shall be erected, constructed or maintained so as to obstruct any fire escape, required exit, window or door opening used as a means of egress. All signs must be in conformance with the Pennsylvania Department of Labor and Industry Fire and Panic Codes.
- B. No signs shall be attached in any form, shape, or manner which will interfere with any opening required for ventilation, except that signs may be erected in front of and may cover a transom window when not in violation of the provisions of the BOCA Building and Fire Prevention Codes.
- C. Electrical signs shall be located in such a way as to maintain horizontal and vertical clearance of all overhead electrical conductors in accordance with National Electrical Code specifications, depending on voltages concerned. However, in no case shall a sign be installed closer than ten (10) feet horizontally or vertically from any conductor of a public utility.

SECTION 8340 PERMITS

- A. **Compliance.** Unless specifically exempted, a permit must be obtained from the County for the erection and maintenance of all signs erected or maintained in the County. Exemptions from the necessity of securing a permit, however, shall not be construed to relieve the owner of the sign involved from responsibility for its erection and maintenance in a safe manner and in a manner in accord with all the other provisions of this Ordinance.
- B. **Plans Required.** Before any permit is granted for the erection of a sign or sign structure, plans and specifications shall be filed with the County showing the dimensions, materials, and required details of construction including loads, stresses, anchorage and any other

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pertinent engineering data. The application for a permit shall be accompanied by the written consent of the owner or lessee of the premises upon which the sign is to be erected.

- C. Certification.** The application for a permit for free-standing signs fifty (50) square feet or larger, or fifteen (15) feet high or higher; projecting signs of thirty (30) square feet or larger or with a projection exceeding six (6) feet in any direction; or any roof mounted sign shall require drawings certified by a qualified registered professional engineer or architect, licensed as such in the Commonwealth of Pennsylvania, that the proposed design meets or exceeds the standards herein, including the structure, foundation, and support.
- D. Permit Required.** No new sign shall hereafter be erected, constructed, altered or maintained except as herein provided and until after a permit has been issued by the Zoning Administrator.
- E. Sign Alteration.** No sign shall be enlarged or relocated except in conformity to the provisions of this Article for new signs, nor until a proper permit has been secured. The changing of movable parts of an approved sign that is designed for such changes, or the repainting or reposting of display matter shall not be deemed an alteration provided the conditions of the original approval and the requirements of this Article are not violated.
- F. Fees.** Permit fees to erect, alter or modernize a sign shall be in accordance with the fee schedule adopted by the County.

SECTION 8350 VARIANCES

Refer to Division 10400, Variances and Appeals.

SECTION 8360 VIOLATIONS

Refer to Article 13, Violations and Enforcement Procedures.

SECTION 8370 REMOVAL OF SIGNS BY THE ZONING ADMINISTRATOR

- A.** The Zoning Administrator may cause the removal of an illegal sign in cases of emergency, or for failure to comply with the written orders of removal or repair. After removal or demolition of the sign, a notice shall be conveyed by registered mail or in person to the sign owner stating the nature of the work and the date on which it was performed and requesting payment of the costs as certified by the Zoning Administrator together with inspection and incidental costs.
- B.** The owner of the property upon which the sign is located shall be presumed to be the owner of all signs thereon unless facts to the contrary are brought to the attention of the Zoning Administrator, as in the case of a leased sign or a ground lease for an off-premise sign.
- C.** For purposes of removal, the definition of a sign shall include all sign embellishments and structures designed specifically to support the sign.

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SECTION 8380 ABANDONMENT

All signs and/or sign messages shall be removed by the owner or lessee from the premises upon which the on-premise sign is located when the use it advertises is no longer conducted. Such removal shall be completed within thirty (30) days of vacating the premises.

DIVISION 8400 SIGNS NOT REQUIRING PERMITS

The provisions and regulations of this Ordinance shall not apply to the following signs, provided, however, said signs shall be subject to the provisions of Division 8300.

- A.** Real estate signs not exceeding thirty-two (32) square feet in area which advertise the sale, rental, or lease of the premises, upon which said signs are located.
- B.** Professional name plates not exceeding six (6) square feet in area.
- C.** Bulletin boards not over thirty-two (32) square feet in area for public, charitable, or religious institutions where the same are located on the premises of said institutions.
- D.** Signs denoting the architect, engineer, contractor, project sponsor or source of financing when placed upon work under construction, and not exceeding a cumulative total of thirty-two (32) square feet in area per site.
- E.** Occupational signs denoting only the name and profession of an occupant in a commercial building, public institutional building or dwelling house, and not exceeding six (6) square feet in area.
- F.** Memorial signs or tablets, names of building and date of erection when cut into any masonry surface or when constructed of bronze or other incombustible material.
- G.** Directional/informational signs of four (4) square feet or less.
- H.** Holiday or special events decorations.
- I.** Public signs or notices, or any sign relating to an emergency.
- J.** Window signs.
- K.** Incidental signs not to exceed four (4) square feet.
- L.** Signs denoting the name of an operating farm not to exceed thirty-two (32) square feet.
- M.** Political signs. Such signs shall not be erected more than forty-five (45) days prior to the election or referendum concerned and shall be removed seven (7) days following such election or referendum. Political signs may be placed only on private property and only with

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the permission of the property owner, and shall not exceed thirty-two (32) square feet in sign area. No deposit is required for political signs.

DIVISION 8500 SIGNS PROHIBITED IN ALL DISTRICTS

- A.** Signs that obstruct a clear view to and from traffic along any street right-of-way, entrance, or exit.
- B.** Signs painted or mounted on rocks or other natural features. No signs other than nameplate/address signs or “posted” property signs less than four (4) square feet shall be affixed to trees.
- C.** Signs located in such a manner as to obscure or otherwise interfere with the effectiveness of an official traffic sign, signal or device; obstruct or interfere with the driver’s view of approaching, merging, or intersecting traffic; no signs that are lighted in such a way so as to cause glare or impair driver visibility.
- D.** Signs that resemble, imitate, or approximate the shape, size, form or color of traffic signs, signals, or devices.
- E.** Signs erected, relocated, or maintained in such a way that prevents free ingress or egress from any door, window, or fire escape; and attached to a standpipe or fire escape.
- F.** Animated, flashing, revolving and/or rotating signs.
- G.** Mobile signs not specified in Division 8400 (Signs Not Requiring Permits), or which cannot conform to all requirements for permitted signs.

DIVISION 8600 PERMITTED SIGNS

SECTION 8610 SIGNS PERMITTED IN ALL ZONING DISTRICTS

The following signs are allowed in all zoning districts:

- A.** All signs not requiring permits (See Division 8400).
- B.** One (1) construction sign for each street frontage of a construction project, not to exceed thirty-two (32) square feet in sign area in residential zones or sixty (60) square feet in sign areas in all other zones. Such signs may be erected fifteen (15) days prior to beginning of construction activity and shall be removed fifteen (15) days following completion of construction activity.
- C.** Two (2) non-illuminated real estate signs per lot or premises, not to exceed sixteen (16) square feet in sign area. Such signs must be removed fifteen (15) days following sale, rental or lease.

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- D. One (1) attached nameplate per occupancy, not to exceed six (6) square feet in sign area.
- E. One (1) directional/information sign per lot, not to exceed six (6) square feet in sign area or four (4) feet in height.
- F. Two (2) temporary special events signs and decoration per premises as allowed by the Zoning Administrator for special events, grand openings, or holidays, subject to the following regulations:
 - 1. Such signs and decorations may be erected forty-five (45) days prior to a special event or holiday and shall be removed seven (7) days following the event or holiday, unless authorized as a Special Exception by the Zoning Hearing Board for a longer period of time.
 - 2. Application for a temporary special events sign permit must be made to the Zoning Administrator accompanied by a cash deposit in the amount of one-hundred (\$100) dollars as a guarantee that the temporary sign shall be promptly and completely removed at the end of the period authorized. In lieu of such deposit with the County, the applicant may enter into an escrow agreement with the County and a financial institution approved by the County in a form to be approved by the solicitor.

SECTION 8620 SIGNS PERMITTED IN RURAL DISTRICTS (IN CONJUNCTION WITH USE)

- A. All signs as permitted in Section 8610.
- B. Two (2) subdivision identification sign(s) per neighborhood, subdivision, or development, not to exceed sixty (60) square feet in area.
- C. One (1) identification sign per apartment or condominium complex, not to exceed twenty-four (24) square feet in sign area; unless fronting on two (2) or more roadways where one (1) additional sign of the same size is allowed.
- D. Permitted non-residential uses, including churches and synagogues, one (1) free-standing sign, not to exceed thirty-two (32) square feet in sign area, and one (1) wall sign not to exceed sixty (60) square feet in sign area.
- E. Off-premise in Rural Center District (RC only): one (1) three-hundred (300) square feet total sign area not exceeding twenty-five (25) feet in height, with five-hundred (500) feet spacing and not closer than three-hundred (300) feet from the nearest principal residential structure or Rural Residential District (RP, AG, CS).
- F. All allowed free-standing signs shall have a maximum height limit of fifteen (15) feet or the height of the principal use structure, whichever is less, and shall have a minimum setback of ten (10) feet from any public right-of-way.

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**SECTION 8630 SIGNS PERMITTED IN SUBURBAN DISTRICTS
(IN CONJUNCTION WITH USE)**

- A. All signs as permitted in Section 8610.
- B. One (1) on-premise sign per premises, not to exceed two (2) square feet in sign area for each linear foot of main street frontage up to a maximum of one-hundred fifty (150) square feet. Such signs may not exceed the height of the principal use structure or a height of twenty (20) feet, whichever is less.
- C. One (1) wall sign per occupant, not to exceed four (4) square feet in sign area for each linear foot of the occupancy's building frontage up to a cumulative total of three-hundred (300) square feet for the principal use structure.
- D. One (1) under-canopy sign per occupancy, not to exceed six (6) square feet in sign area.
- E. Incidental signs, not to exceed twelve (12) square feet in aggregate sign area per occupancy.
- F. Special regulations and allowances for light commercial and office uses are as follows:
 - 1. When an occupancy is on a corner or has more than one (1) main street frontage, one (1) wall sign and one (1) additional on-premise sign will be allowed on the additional frontage, not to exceed one (1) square foot in sign area for each lineal foot of additional street frontage up to a maximum of one-hundred fifty (150) square feet.
- G. On-premise and under-canopy signs shall have a setback of ten (10) feet from any vehicular public right-of-way and a minimum clearance of fifteen (15) feet over any vehicular use area and nine (9) feet over any pedestrian use area.
- H. Off-premise: In Suburban Mixed Use (SM) Districts, only up to three-hundred (300) feet per face (back-to-back unit) with five-hundred (500) foot spacing not to exceed twenty-five (25) feet in height.

**SECTION 8640 SIGNS PERMITTED IN URBAN DISTRICTS
(IN CONJUNCTION WITH USE)**

- A. All signs as permitted in Division 8610.
- B. One (1) on-premise sign per premises, not to exceed four (4) square feet in sign area for each linear foot of main street frontage up to a maximum of three-hundred (300) square feet. Such signs shall not exceed a height of thirty (30) feet or the height of the principal use structure, whichever is less.
- C. Two (2) wall signs per occupancy, not to exceed four (4) square feet in sign area for each linear foot of that occupancy's building frontage up to a cumulative total of four-hundred (400) square feet.

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- D.** One (1) roof sign per premises, not to exceed two (2) square feet in sign area for each linear foot of main street frontage up to a maximum of three-hundred (300) square feet, not to exceed ten (10) feet in height or the maximum permitted height of the principal use structure, whichever is less.
- E.** One (1) awning sign per occupancy, not to exceed twenty-five (25%) percent of the surface area of an awning, or one (1) marquee sign, not to exceed four (4) square feet in sign area for each linear foot of marquee front and side.
- F.** One (1) under-canopy sign per occupancy, not to exceed six (6) square feet in sign area.
- G.** Incidental signs not to exceed twelve (12) square feet in aggregate sign area per occupancy.
- H.** One (1) portable sign per lot, not to exceed thirty-two (32) square feet in sign area or ten (10) feet in height. Such signs may be displayed two (2) times per year for periods not to exceed six (6) weeks.
- I.** Where a lot has an excess of three-hundred (300) feet of main street frontage, one (1) additional free-standing sign will be allowed for each additional one-hundred (100) feet of main street frontage. Such signs shall be subject to the size and height limitations of the first allowed free-standing sign on the same premises.
- J.** Where occupancy has more than one main street frontage, one (1) additional free-standing sign is allowed on the additional frontage, not to exceed the size limitations of other allowed wall and free-standing signs.
- K.** A projecting sign may be used instead on any allowed wall or freestanding sign, not to exceed a sign area of two (2) square feet for each linear foot of any occupancy's building frontage up to a maximum of sixty (60) square feet.
- L.** All free-standing, projecting, awning, marquee, and under-canopy signs shall have a minimum setback of ten (10) feet from any vehicular public right-of-way, and a minimum clearance of fifteen (15) feet over any vehicular use area and nine (9) feet over any pedestrian use area.
- M.** Off-Premise:
 - Regional Commercial (CR) – up to three-hundred (300) square feet, per face (back-to-back unit) with three-hundred (300) foot spacing, not to exceed twenty-five (25) feet in height.
 - Industrial (I) – up to six-hundred seventy-two (672) square feet, per face (back-to-back unit) with one-thousand (1000) feet spacing, not to exceed twenty-five (25) feet in height.

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DIVISION 8700 NON-CONFORMING SIGNS

Any sign legally existing at the time of the passage of this Ordinance that does not conform in use, location, height, or size with the regulations of the district in which such site is located shall be considered a non-conforming use and may continue in such use until replacement becomes necessary.

SECTION 8710 DETERMINATION OF LEGAL NON-CONFORMITY

Existing signs which do not conform to the specific provisions of the Ordinance may be eligible for the designation “legal non-conforming” provided that:

- A.** The Zoning Administrator determines that such signs are properly maintained and do not in any way endanger the public.
- B.** The sign was covered by a valid Zoning/Development Permit or variance, or complied with all applicable laws on the date the sign was established.

SECTION 8720 LOSS OF LEGAL NON-CONFORMING STATUS

A legal non-conforming sign shall lose this designation if:

- A.** The sign is relocated or replaced.
- B.** The structure or size of the sign is altered in any way except towards compliance with this Ordinance. This does not refer to change of copy or normal maintenance.

SECTION 8730 MAINTENANCE AND REPAIR OF NON-CONFORMING SIGNS

A legal non-conforming sign is subject to all requirements of this code regarding safety, maintenance, and repair. However, if the sign suffers more than fifty (50%) percent appraised damage or deterioration; it must be brought into conformance with this code or removed.

DIVISION 8800 SIGN DEFINITIONS

The following definitions shall apply to this Article:

Sign. Any device, structure, fixture, or placard using graphics, symbols, and/or written copy designed specifically for the purpose of advertising or identifying any establishment, product, goods, or services.

Sign, Abandoned. A sign which no longer identifies or advertises a bona fide business, lessor, service, owner, products, use, or activity for which no legal owner can be found.

Sign, Animated. A sign with action or motion; revolving, flashing or color changes, requiring electrical energy, electronic or manufactured sources of supply, but not including wind actuated elements such as flags, banners or other like items. For the purposes of this Ordinance, this

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definition shall not be meant to include public service signs such as time and temperature units, or changeable message signs.

Sign, Area of (Projecting or Free-standing). The area of a free-standing or projecting sign shall have only one (1) face (the largest one) of any double or multi-faced sign counted in calculating its area. The area of the sign shall be measured as follows:

- a. If the sign is composed of one (1) or two (2) individual cabinets, the area around and enclosing the perimeter of each cabinet or module shall be summed and then totaled to determine total area. The perimeter of measurable area shall not include embellishments such as pole covers, framing, decorative roofing, etc., provided that there is not written advertising copy on such embellishments.
- b. If the sign is composed of more than two (2) sign cabinets or modules, the area enclosing the entire perimeter of all cabinets and/or modules within a single, continuous geometric figure shall be the area of the sign. Pole covers and other embellishments shall not be included in the area of measurement if they do not bear advertising copy.

Sign, Area of (Wall). The area of a wall sign shall be measured within a single, continuous perimeter composed of any straight line geometric figure which encloses the extreme limits of the advertising message. If the sign is composed of individual letters or symbols using the wall as the background with no added decoration, the total sign area shall be calculated by measuring the area within the perimeter of each symbol or letter. The combined areas of the individual figures shall be considered the total sign area.

Sign, Awning. A sign painted on, printed on, or attached flat against the surface of an awning.

Sign, Back-to-Back. One sign facing each direction when mounted perpendicular to the roadway (See "Double-Faced").

Sign, Area of (Background). The entire area of a sign on which copy could be placed. In computing area of sign background, only that face or faces which can be seen from any one direction at one time shall be counted.

Sign, Banner. A sign made of fabric or any non-rigid material with no enclosing framework.

Sign, Changeable Copy (Automatic). A sign on which the copy changes automatically on a lampbank or through mechanical means; e.g., electrical or electronic time and temperature units.

Sign, Changeable Copy (Manual). A sign on which copy is changed manually in the field; e.g., reader boards with changeable letters.

Sign, Clearance of. The smallest vertical distance between the grade of the adjacent street or street curb and the lowest point of any sign, including framework and embellishments, extending over that grade.

Sign, Conforming. A sign which was legally erected in accordance with federal, state and local laws and regulations in effect at the time of erection of the sign.

Sign, Construction. A temporary sign identifying an architect, contractor, sub-contractor and/or material supplier participating in construction on the property on which the sign is located.

Sign, Controlled Access Highway. Any sign identifying premises where food, lodging, or places of business are located which engage in supplying goods and services essential to normal operation of motor vehicles and where such enterprises are directly dependent upon an adjacent freeway for business.

Sign, Copy Area of. The actual area of the sign copy applied to any background.

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Sign, Directional/Informational. An on-premise sign giving directions, instructions, or facility information and which may contain the name or logo of an establishment but no advertising copy; e.g., parking or exit and entrance signs.

Sign, Double-Faced. A sign with two (2) faces.

Sign, Electrical. A sign or sign structure in which the electrical wiring, connections, or fixtures are used as part of the advertising message.

Sign, Face of. The area of a sign on which the copy is placed.

Sign, Fascia. See “Wall Sign”.

Sign, Flashing. A sign which contains an intermittent or sequential flashing light source used primarily to attract attention. Does not include changeable copy signs, animated signs, or signs which, through reflection or other means, create an illusion of flashing of intermittent light (compare “Animated Sign” and “Changeable Copy Sign”).

Sign, Free-standing. An on-premise sign supported upon the ground by poles or braces and not attached to any building.

Sign, Government. Any temporary or permanent sign erected and maintained by the city, county, state, or federal government for traffic direction or for designation of or direction to any school, hospital, historical site, or public service, property, or facility.

Sign, Height of. The vertical distance measured from the highest point of the sign, excluding decorative embellishments, to the grade of the adjacent street or the surface grade beneath the sign, whichever is less (compare “Clearance”).

Sign, Identification. A sign whose copy is limited to the name and address of a building, institution, or person and/or to the activity or occupation being identified.

Sign, Illegal. A sign which does not meet the requirements of this Ordinance and which has not received legal non-conforming status.

Sign, Illuminated. A sign with an artificial light source incorporated internally or externally for the purpose of illuminating the sign, including illuminated awnings.

Sign, Incidental. A small sign, emblem, or decal informing the public of goods, facilities, or services available on the premises; e.g., a credit card sign or a sign indicating hours of business.

Sign, Interior. Any sign placed within a building regardless of whether its message is visible to the exterior of the building, but not including window signs as defined and regulated by this Ordinance. Except for such window signs, interior signs are not regulated by the zoning provisions of this Ordinance.

Sign, Maintenance. For the purposes of this Article, the cleaning, painting, repair, and replacement of defective parts of a sign in a manner that does not alter the basic design or size of the sign.

Sign, Marquee. Any sign attached to or supported by a marquee structure.

Sign, Mobile. A structure or part of a structure of vehicular, portable design, built on a chassis or designed to be moved from one site to another, and to be used with or without a permanent foundation.

Sign, Nameplate. A non-electric on-premise identification sign giving only the name, address, and/or occupation of an occupant or group of occupants.

Sign, Non-conforming. A sign which was erected legally but which does not comply with subsequently enacted sign regulations or amendments thereto.

Sign, Official. Directional or other signs or notices erected and maintained by public officers or agencies pursuant to and in accordance with direction or authorization contained in state or federal law for the purpose of carrying out an official duty or responsibility.

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Sign, Off-Premise. A sign structure advertising an establishment, merchandise, service, or entertainment, which is not sold, produced, manufactured, or furnished at the property on which said sign is located; e.g., “billboards” or “outdoor advertising”.

Sign, On-Premise. A sign which carries only messages strictly incidental to a lawful use of the premises on which it is located. Such sign or sign devices may include, but not limited to, messages indicated the business transacted, services rendered, goods rendered, goods sold or produced on the premises, name of the business, name of the person, firm or corporation occupying the premises.

Sign, Owner. A person recorded as such on official records. For the purposes of this Article, the owner of property on which a sign is located is presumed to be the owner of the sign unless facts to the contrary are officially recorded or otherwise brought to the attention of the Zoning Administrator; e.g., a sign leased from a sign company or land leased for off-premise sign use.

Sign, Permit. A license granted by the state and/or municipality to authorize a sign.

Sign, Painted Wall. Any sign which is applied with paint or similar substance on the face of a wall.

Sign, Pole. See “Freestanding Sign.”

Sign, Political. For the purposes of this Ordinance, a temporary sign used in connection with a local, state, or national election or referendum.

Sign, Portable. Any sign designed to be moved easily and not permanently affixed to the ground or to a structure or building.

Sign, Projecting. A sign, other than a flat wall sign, which is attached to and projects from a building wall or other structure not specifically designed to support the sign.

Sign, Public Service. Message of a civic or philanthropic nature posted in the interest of community welfare.

Sign, Real Estate. A temporary sign advertising the real estate upon which the sign is located as being for rent, lease, or sale.

Sign, Revolving. A sign which revolves three-hundred and sixty (360) degrees, but does not exceed eight (8) revolutions per minute.

Sign, Roof. Any sign erected over or on the roof of a building (compare “Mansard” and “Wall Signs”).

Sign, Setback. The distance measured from the cartway centerline or the edge of the right-of-way to the nearest edge of the advertising structure.

Sign, Skeleton. An assembly of shapes and/or letters mounted on a frame without a solid background.

Sign Structure. Any structure which supports, has supported, or is capable of supporting a sign.

Sign, Subdivision Identification. A free-standing or wall sign identifying a recognized subdivision, condominium complex, or residential development.

Sign, Temporary. A sign which is intended to advertise community or civic projects, construction projects, real estate for sale or lease, political activity or other special community, business, or commercial events. Such signs may be displayed for a specified period of time only as prescribed by this code. Portable or vehicular signs or any sign not permanently embedded in the ground, or permanently affixed to a building structure or sign structure which is permanently embedded in the ground, are temporary signs.

Sign, Time and Temperature. A display containing illuminated or reflective numerals switching alternately to show the time and temperature.

Sign, Under-Canopy. A sign suspended beneath a canopy, ceiling, roof, or marquee.

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Sign, Vehicular. A sign which is affixed to a vehicle in such a manner that the carrying of such sign or signs is no longer incidental to the vehicles primary purpose but becomes a primary purpose in itself. Such signs shall be subject to the regulations for temporary signs as defined in this code.

Sign, Wall. A sign attached parallel to and extending not more than eighteen (18) inches from the wall of a building. This definition includes painted, individual letter, and cabinet signs, and signs on a mansard.

Sign, Window. A sign installed inside a window and intended to be viewed from the outside.

ARTICLE 9

EXTERIOR LIGHTING STANDARDS

DIVISION 9000 PURPOSE

The purpose of this Article is to regulate the spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the proximity of the light source. With respect to motor vehicles in particular, safety considerations form the basis of the regulations contained herein. In other cases, both the nuisance and hazard aspects of glare are causes for the regulation. This Article is not intended to apply to public street lighting. Public street lighting shall conform to the standards set forth by the Pennsylvania Department of Transportation.

DIVISION 9100 APPLICABILITY

This Article shall not apply to any agricultural uses as listed in Section 3210. Nor shall this Section apply to residential uses that have no common off-street parking areas, except that no building-mounted lights shall be permitted to be mounted on such residential dwelling units for the purposes of illuminating off-street parking areas. This Division shall apply to all non-residential uses (see Sections 3230-3250).

DIVISION 9200 EXTERIOR LIGHTING REQUIRMENTS

SECTION 9210 EXTERIOR LIGHTING PLAN

At the time any exterior light is installed or substantially modified, and whenever a Zoning Certificate is sought, an exterior lighting plan shall be submitted to the Zoning Administrator in order to determine whether the requirements of this Division have been met and that adjoining property will not be adversely impacted by the proposed lighting.

SECTION 9220 EXTERIOR LIGHTING STANDARDS

Exterior lighting shall meet one (1) of the following standards:

- A. When a light source or luminaire has no cutoff (see illustration below), the maximum permitted illumination and the maximum permitted luminaire height shall be:

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Use and District	Maximum Permitted Illumination (in footcandles)	Maximum Permitted Height
All residential in all districts	0.20	10 ft.
All non-residential in AG, RP, CS, RC	0.20	15 ft.
All non-residential in other districts	0.30	20 ft.

Commentary: Exterior lighting fixtures frequently produce unsightly glare. At times, the glare may even result in a safety hazard. The standards imposed by this Section are designed to reduce the hazard and nuisance of these fixtures.

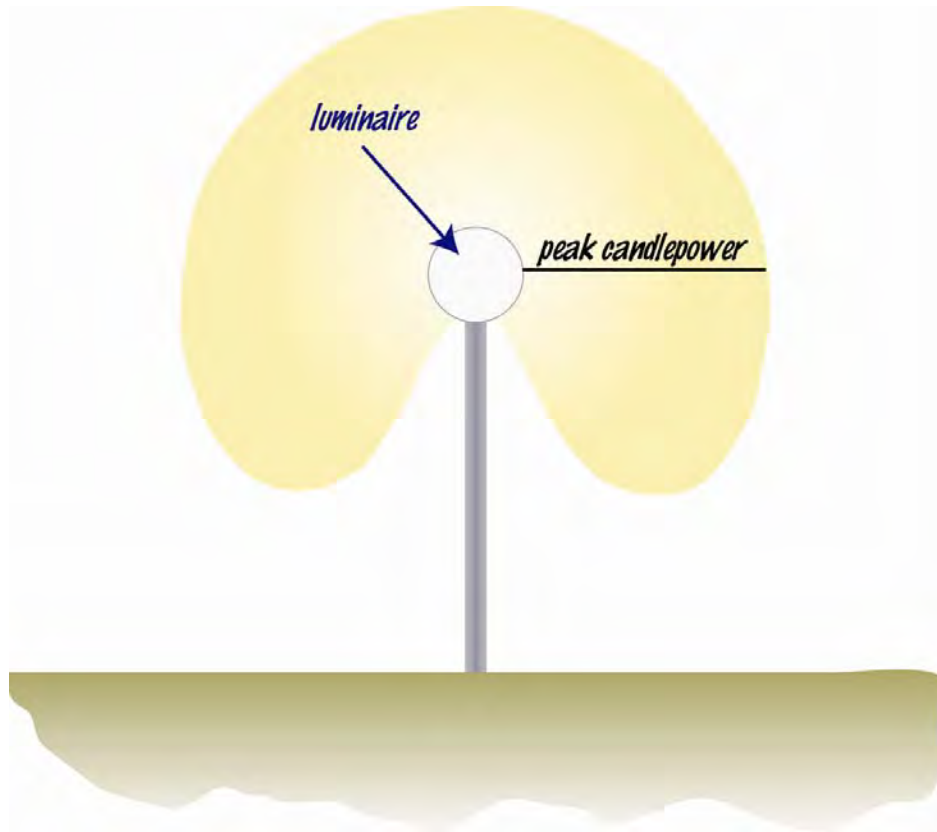


Illustration - NO CUTOFF LUMINAIRE

- B.** When a luminaire has a total cutoff of an angle greater than ninety (90°) degrees (see illustration below), the maximum illumination and the maximum permitted luminaire height shall be:

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Use and District	Maximum Permitted Illumination (in footcandles)	Maximum Permitted Height
All residential in all districts	0.30	15 ft.
All non-residential in AG, RP, CS, RC	0.50	20 ft.
All non-residential in other districts	1.50	35 ft.

Commentary: This standard is designed to ensure that no light is emitted above a horizontal line parallel to the ground. In order to achieve total cutoff at ninety (90°) degrees, such a luminaire shall emit maximum (peak) candlepower at an angle not exceeding seventy-five (75°) degrees. This angle is formed by the line at which maximum candlepower is emitted from the light source and a line perpendicular to the ground from the light source.

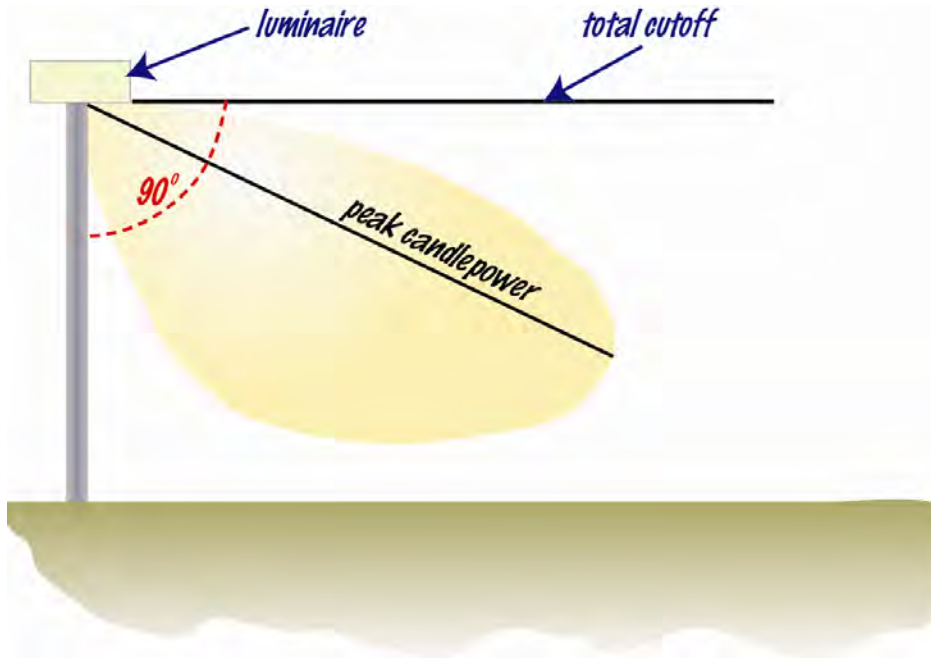


Illustration - 90° CUTOFF LUMINAIRE

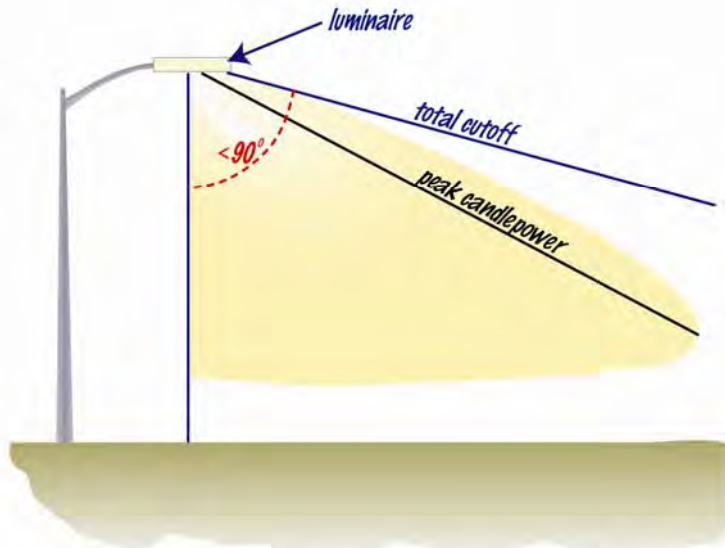
- C. When a luminaire has total cutoff of light at an angle less than ninety (90°) degrees (see illustration below) and is located so that the bare light bulb, lamp, or light source is completely shielded from the direct view of an observer five (5) feet above the ground at the

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point where the cutoff angle intersects the ground, then the maximum permitted illumination and the maximum permitted height of the luminaire shall be:

Use and District	Maximum Permitted Illumination (in footcandles)	Maximum Permitted Height
All residential in all districts	0.30	15 ft.
All non-residential in AG, RP, CS, RC	0.50	20 ft.
All non-residential in other districts	1.50	35 ft.
Street lights in all districts	per requirements of PennDOT	

Commentary: This type of light fixture may be taller and provide greater illumination at the property line than the other two (2) types specified above, because the design of this fixture ensures that its light source will not be directly visible from off-site locations.



Luminaire with Less Than 90% Cutoff

Illustration - Less than 90% Cutoff

SECTION 9230 EXTERIOR LIGHTING FOR SPECIFIED OUTDOOR RECREATIONAL USES

Ball diamonds, playing fields, golf driving ranges, and tennis courts have unique requirements for nighttime visibility and generally have limited hours of operation. These uses may be

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exempted from the exterior lighting standards of Section 9220 if the applicant can demonstrate to the Zoning Administrator, upon site plan review, that the following requirements are met:

- A. The site plan must meet all other requirements of this Ordinance.
- B. Any exterior light sources shall not exceed the maximum permitted post height of eighty (80) feet.
- C. If the luminaire is shielded in either its orientation or by a landscaped bufferyard to prevent light and glare spill-over to adjacent residential property, then the luminaire may exceed a total cutoff angle of ninety (90°) degrees. The maximum permitted illumination at the interior bufferyard line shall not exceed two (2) foot-candles.

SECTION 9240 ADDITIONAL REGULATIONS

- A. No flickering or flashing lights shall be permitted.
- B. Light sources or luminaires shall not be located within bufferyard areas except on pedestrian walkways.

SECTION 9250 SEARCHLIGHTS

The Zoning Administrator may permit the temporary use of a searchlight for advertising purposes in any district provided that the searchlight will not be located in any public right-of-way, will not be located closer than ten (10) feet to an adjacent property, and will not cause a hazard to traffic or adjoining properties. Searchlight permits shall not be granted for a period of more than five (5) days in any six (6) month period.

ARTICLE 10

PROCEDURES

DIVISION 10000 PURPOSE

The purpose of this Article is to establish the application and appeals procedure, as well as the standards of review for zoning permits, required site plans, special exception uses, variances, and zoning amendments.

DIVISION 10100 REQUIRED PERMITS AND CERTIFICATES

SECTION 10110 GENERAL PROCEDURE FOR A ZONING/DEVELOPMENT PERMIT APPLICATION

All persons desiring to undertake any new construction, substantial improvement of an existing structure, or change in the use or increased intensity of use of a building or lot shall apply to the municipal permit officer for a Zoning/Development Permit by completing a joint permit application form and by submitting the required fee. The municipal permit officer shall then refer a copy of the joint application to the Zoning Administrator, who shall then either grant or deny the zoning approval or refer the application to the Zoning Hearing Board for their consideration. After receiving both zoning and development approvals, and being issued the Zoning/Development Permit by the Zoning Administrator, the applicant may proceed with the proposal as approved.

Following completion of the project, the applicant shall notify the Zoning Administrator for a final inspection. If the Zoning Administrator finds that the project has been completed in accordance with the terms of the Zoning/Development Permit, he shall notify the municipal permit officer who shall then issue a Certificate of Compliance for single-family residential uses or a Certificate of Occupancy for multi-family residential uses or non-residential uses, upon compliance with the municipal building requirements.

In addition to meeting the requirements of this Ordinance, the applicant shall meet all other regulations or codes in effect in the municipality or as may be hereafter adopted, including, but not limited to, Municipal Floodplain Management Ordinances, building permit requirements, and Airport Hazard Area regulations. Nothing herein shall relieve any applicant of the responsibility of seeking any permit required by any applicable statute, ordinance, or regulation in compliance with all of the terms of this Ordinance.

Refer to Appendix A for an illustration of general procedures for Zoning/Development Permits. Appendix B illustrates the procedures for Certificates of Compliance (single-family residential) and Certificates of Occupancy (multi-family residential and non-residential uses).

SECTION 10120 ZONING/DEVELOPMENT PERMIT REQUIRED

A Zoning/Development Permit shall be required prior to the erection, addition, or alteration of any building or portion thereof; prior to the change in use or increase in the intensity of use; or prior to the change or extension of a non-conforming use; except as listed below. (In some instances, even though a joint Zoning/Development Permit may be exempted as listed below, additional permits, such as a municipal building permit, may need to be obtained prior to beginning construction or alterations.)

A. Exemptions

With the exception of uses or activities situated within the regulatory floodplain, Zoning/Development Permits shall not be required for the following:

1. Interior alterations when there is no increase in ground floor exterior dimension and no change in use.
2. General maintenance and repair to existing buildings or structures; including siding, roofing, painting, and similar activities which do not involve substantial improvement or an increase in the exterior dimensions of the existing building.
3. Crop or tree farming.
4. Landscaping, provided that said activity shall not obstruct free and clear vision at the intersection of any street, or obstruct the view of any authorized traffic sign, signal or device.
5. Construction or erection of fences, steps, or other similar structures; provided all such structures shall not obstruct free and clear vision at the intersection of any street, or obstruct the view of any authorized traffic sign, signal or device.
6. Placement or location of private utility lines as long as they do not cross or occupy public roads or rights-of-way.
7. Satellite dish receivers.
8. Emergency efforts to secure and shore up a structure for health, safety or sanitary reasons or to assure safe living conditions.

SECTION 10130 APPLICATION FOR ZONING/DEVELOPMENT PERMITS

A. General Application Requirements. Each request for a Zoning/Development Permit shall be made by completing the appropriate application form obtained from the municipal permit officer. All applications for a Zoning/Development Permit shall contain or have attached thereto the following:

1. Plans drawn to scale, showing the actual shape and dimensions of the lot, the exact size and location of any buildings existing on the lot, and the lines within which the proposed building or structure shall be erected or altered.

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2. The existing and intended use of such building or part of a building, the number of families or dwelling units the building is designed to accommodate, and such other information as may be necessary to determine compliance with this Ordinance and all other pertinent regulations. A site plan may be required in accordance with Division 10200.

- B. Coordination with Subdivision or Land Development Approvals Issued Prior to Enactment of this Ordinance.** When a Zoning/Development Permit is sought for a development which is part of a subdivision plan or a land development that has received final municipal or County approval prior to the enactment of this Ordinance, the plan, together with any covenants, conditions, or other restrictions related thereto, shall be included as a part of the application for the Zoning/Development Permit.
- C. Coordination with Subdivision or Land Development Approvals Sought after the Enactment of this Ordinance.** If the applicant is required to obtain subdivision or land development approval from a municipality which is under the jurisdiction of this Zoning Ordinance, application for municipal subdivision or land development approval shall be coordinated with the application for a Zoning/Development Permit by the Zoning Administrator for the same development.
- D. Coordination with Special Exception Approvals Sought after the Enactment of this Ordinance.** When a Zoning/Development Permit is sought for a development which requires a Special Exception, an application for a Special Exception shall be submitted as part of the application for the Zoning/Development Permit.
- E. Coordination with Required Site Plan Review.** If the development for which a Zoning/Development Permit is required by this Ordinance to submit a site plan review (Division 10200), a site plan shall be made a part of the application for a Zoning/Development Permit and shall suffice as the statement of proposed use required by this Section.
- F. Temporary and Accessory Use Requirements.** A temporary use or an accessory use shall require a Zoning/Development Permit as a precondition to its lawful establishment.
1. The Zoning Administrator may establish guidelines for the application requirements for a Zoning/Development Permit in the case of either a temporary or accessory use which is established at any time other than simultaneously with a principal use, in which case all information required in Subsection A shall be submitted.
 2. The purpose of the information required to be submitted is to provide the Zoning Administrator with a sufficient factual basis to determine whether all requirements of this Ordinance applicable to temporary and accessory uses have been fully met.
- G. Compliance with Municipal Floodplain Regulations.** In the case of uses or activities which are subject to the requirements of a local Floodplain Management Ordinance, the applicant shall submit verification of municipal floodplain development approval and/or certification signed by a registered professional engineer or registered land surveyor that the fill, lowest floor, and elevations are in compliance with the applicable Municipal Floodplain

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Ordinance. For proposals involving floodproofing, the applicant shall submit certification by a registered professional engineer or registered architect that the floodproofing measures being implemented adequately meet the requirements of the Municipal Floodplain Ordinance.

H. Administration of County Floodplain Regulations

1. Permit Requirements

To insure that the appropriate flood damage controls are being utilized, the applicant/landowner shall apply for and obtain a Zoning/Development Permit prior to the commencement of any construction, development, or substantial improvement activity within the designated floodplain district. The applicant shall provide all the necessary information in sufficient detail and clarity to enable the Zoning Administrator to determine that:

- a. All such proposals are consistent with the need to minimize flood damage and conform to the requirements of this and all other applicable codes and ordinances.
- b. All utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damage.
- c. Adequate drainage is provided to reduce exposure to flood hazards.

3. Application Requirements.

The applicant shall submit a completed Zoning/ Development Permit application form and other pertinent information (e.g., any or all of the technical information contained in Section 5160H) as may be required by the Zoning Administrator to make the above determinations. At a minimum, the application shall include the following:

- a. The name and address of applicant.
- b. The name and address of the property owner.
- c. The name and address of the contractor
- d. A listing of other permits required.
- e. A brief description of proposed work and the estimated cost.
- f. A plan which satisfies the requirements of Section 10240 and includes the following information:
 - (1) All property and lot lines, including dimensions and the size of the site expressed in acres or square feet.
 - (2) If available, information pertaining to the floodway and the flow of water, including direction and velocities.
 - (3) The proposed lowest floor elevation of any proposed building based upon National Geodetic Vertical Datum of 1929.
 - (4) If available, the elevation of the 100-year flood.

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- (5) If available, information concerning flood depths, pressures, velocities, impact and uplift forces and other factors associated with the 100-year flood.
 - (6) Detailed information concerning any proposed floodproofing measures.
 - g. The following data and documentation:
 - (1) Documentation, certified by a registered professional engineer or architect, indicating that the cumulative effect of the proposed development within the Floodplain Elevation District, when combined with all other existing and anticipated development, will not increase the elevation of the 100-year flood more than one (1) foot at any point.
 - (2) A document, certified by a registered professional engineer or architect, which states that the proposed construction or development has been adequately designed to withstand the pressures, velocities, impact and uplift forces associated with the 100-year flood. Such statement shall include a description of the type and extent of floodproofing measures which have been incorporated into the design of the structure and/or development.
 - (3) Detailed information needed to determine compliance with Section 5160.C.12, Storage; and Section 5160G, Development Which May Endanger Human Life, including:
 - i. The amount, location and purpose of any materials or substances referred to in Sections 5160.C.12 and 5160.G which are intended to be used, produced, stored or otherwise maintained on site.
 - ii. A description of the safeguards incorporated into the design of the proposed structures to prevent leaks or spills of the dangerous materials or substances listed in Section 5160.C.12 during a 100-year flood.
 - (4) The appropriate component of the Department of Environmental Protection's Planning Module for land development.
 - (5) Where any excavation or grading is proposed, a plan meeting the requirements of the Department of Environmental Protection, to implement and maintain erosion and sedimentation control.
 - h. Any new residential, commercial, or industrial uses are required to submit an emergency preparedness, evacuation, and rescue plan that has been reviewed by the appropriate agencies; e.g., EMA coordinators, DCED, FEMA, DEP, and County Department of Public Safety. Whenever the applicant's building site is located in or surrounded by the regulatory floodplain, the approved emergency preparedness plan shall insure the safe evacuation of the property in the flood event.
3. **Review by County Conservation District.** A copy of all plans for proposed development in any floodway district shall be submitted by the Zoning Administrator to the County Conservation District for review and comment prior to the issuance of a permit. The recommendations of the County Conservation District may be incorporated into the plan to provide for protection against predictable hazards.

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4. **Review of Application by Others.** A copy of all plans and applications for any proposed construction or development in any identified floodplain area to be considered for approval may be submitted by the Zoning Administrator to any other appropriate agencies and/or individuals (e.g., planning commission, municipal engineer, etc.) for review and comment.
5. **Other Permit Requirements.** Prior to the issuance of any Zoning/Development Permit, the Zoning Administrator shall review the application to determine if all other necessary government permits required by state and federal laws have been obtained, such as those required by the Pennsylvania Dam Safety and Encroachments Act (Act 1978-325, as amended); and the U.S. Clean Water Act, Section 404, 33, U.S.C. 1344. No Zoning/Development Permit shall be issued until this determination has been made and until it has been determined that the proposed work will be in compliance with the requirements of this and all other applicable codes and ordinances.

SECTION 10140 PROCEDURES FOR A ZONING/DEVELOPMENT PERMIT

- A. Developments consisting of a single-dwelling unit or other use not requiring Site Plan Review (Division 10200), a Special Exception approval (Division 10300), a Variance (Division 10400), or a Zoning Amendment (Division 10600) shall be reviewed by the Zoning Administrator for compliance with this Ordinance within fourteen (14) working days after a copy of the completed application for a Zoning/Development Permit has been received by the Zoning Administrator. The Zoning Administrator shall inform the municipal permit officer whether zoning approval of the Zoning/Development Permit application has been granted.
 1. In any case where a Zoning/Development Permit application is granted zoning approval by the Zoning Administrator, the municipal permit officer shall issue such permit upon approval of the municipal building permit review.
 2. In any case where zoning approval of a Zoning/Development Permit application is denied, the Zoning Administrator shall state the specific reasons and shall cite the specific articles, divisions, and sections of this Ordinance upon which denial is based. If relief of such denial would be available by a Variance, the Zoning Administrator shall so state and shall refer the applicant to the appropriate sections of this Ordinance.
- B. Development consisting of more uses or structures than described above or requiring Site Plan, Special Exception, Variance, or Zoning Amendment approvals shall be reviewed for compliance with this Ordinance in as timely a manner as possible. Zoning/Development Permit applications shall not be considered complete until such approvals have been granted. The Zoning Administrator shall inform the municipal permit officer whether the application has been granted within thirty (30) days after a complete application for a Zoning/Development Permit has been received by the Zoning Administrator or, in instances where site plan review and approval is required, within ten (10) days of site plan approval.
- C. **Changes to Approved Permit.** After the zoning approval of a Zoning/Development Permit by the Zoning Administrator, no changes of any kind shall be made to the Zoning/Development Permit application, permit, or any of the plans, specifications, or other

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documents submitted with the application without the written approval of the Zoning Administrator. Requests for any such change shall be made in writing and shall be submitted to the municipal permit officer who will refer a copy of the request to the Zoning Administrator for consideration.

- D. Posting of the Premises.** In addition to the Zoning/Development Permit, the municipal permit officer shall issue a placard which shall be displayed on the premises during the time construction is in progress. This placard shall show the number of the Zoning/Development Permit, the date of its issuance, a description of the construction authorized, and bear the signatures of the municipal permit officer and the Zoning Administrator.
- E. Time Limitations.** Work on the proposed construction shall begin within ninety (90) days after the date of issuance of the Zoning/Development Permit and shall be completed within twelve (12) months after the date of such permit or the permit shall expire unless a time extension is granted in writing by the municipal permit officer after review by the Zoning Administrator. Time extensions shall be granted only if a written request is submitted by the applicant who sets forth sufficient and reasonable cause for the municipal permit officer and the Zoning Administrator to grant such a request.

For the purposes of this Ordinance, construction and/or development shall be considered to have started with the preparation of land, including land clearing, grading, filling, excavation for basement, footers, piers, or foundations, erection of temporary forms, the installation of pilings under proposed subsurface footers, or the installation of sewer, gas, and water pipes, or electrical or other service lines from the street.

- F. Inspections.** During the construction period, the Zoning Administrator shall inspect the premises to determine that the work is progressing in compliance with the information provided on the Zoning/Development Permit application.
- G. Requirements for Certificate of Compliance.** A single-family residence must be certified as meeting municipal standards for habitable space, including, but not limited to, adequate sewage disposal prior to occupancy. Construction of a single-family residence need not be completed prior to occupancy provided that the property owner has received a Certificate of Compliance from the municipal permit officer.

Commentary: Section 10140.G of the Lycoming County Zoning Ordinance provides for Certificates of Compliance to certify a residence as meeting standards for habitable space. Upon inspection, this residence has been determined to meet the required zoning standards and is certified to be in compliance.

- H. Requirements for Certificate of Occupancy.** A multi-family residential or non-residential structure may not be occupied or used and no building hereafter erected, altered, or extended shall be used or changed in use until a Certificate of Occupancy has been issued by the municipal permit officer, certifying that the buildings or proposed use thereof complies with the provisions of this Ordinance.

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The applicant shall notify the Zoning Administrator and municipal permit officer upon completion of the permitted activity. The Certificate shall be issued within fourteen (14) days after receipt of notice provided that, upon inspection, the activity is in compliance with the provisions of this Ordinance and the issued permit. Once granted, the Certificate shall continue in effect so long as there is no change of use, regardless of change in ownership, tenants, or occupants.

Certificates of Occupancy may be issued in phases for phased construction projects.

- I. Revocation of Permits.** The Zoning Administrator may revoke a Zoning/Development Permit at any time if it appears that the application or accompanying plan is in any material respect false or misleading or that work being done upon the premises differs materially from that called for in the application. In such cases, the person holding the permit shall immediately surrender it to the Zoning Administrator.
- J. Temporary Permits.** A temporary permit may be authorized by the Zoning Administrator for a non-permanent structure or use not generally permitted which is determined to be beneficial to the public health or general welfare, or necessary to promote the proper development of the community, provided that such structure or use shall be completely removed upon expiration of the permit without cost to the County. Such permits shall be issued for a specified period of time not to exceed one (1) year, and may be renewed for no more than two (2) additional one (1) year periods.

SECTION 10150 SIGN PERMIT REQUIRED

- A.** Unless specifically exempted by Division 8400, no sign shall be erected, altered, or relocated after the effective date of this Ordinance until a Sign Permit has been secured from the Zoning Administrator. Sign permits shall be renewed prior to their expiration dates as specified below.
- B.** Applications for sign permits shall be reviewed for compliance with this Ordinance. Within fourteen (14) days after receipt of a completed sign permit application, the Zoning Administrator shall inform the applicant that the sign permit has been granted or that the sign permit has been denied and the reasons for denial, unless the applicant allows an extension of time.
- C. Application Requirements for Sign Permits**
 - 1. All applications for sign permits shall be made in writing on a form supplied by the Zoning Administrator and shall contain or have attached thereto the following information:
 - a. Name, address, and telephone number of applicant.
 - b. Location of building, structure, or lot to which or upon which the sign is to be attached or erected.

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- c. Two (2) drawings of the plans, specifications, and method of construction and attachment (i.e., either to a building or in the ground) of all proposed signs.
 - d. When a Sign Permit is sought for a use which existed at the effective date of this Ordinance, the Zoning Administrator shall specify the information required to show full compliance with the sign regulations of this Ordinance, but in no event shall information not required by this Section or an application for a Zoning/Development Permit be required.
2. Deposits for temporary signs shall be accompanied by a letter providing the name, address and telephone number of the person to whom the deposit is to be returned. The Zoning Administrator shall issue a receipt for such deposit. Temporary signs may be renewed upon receipt of a new deposit; provided such signs are in compliance with the standards of this Ordinance.

D. Review Procedures for the Issuance of a Sign Permit.

Application for sign permits in Lycoming County shall be reviewed by the Zoning Administrator for sign conformance with the requirements and standards set forth in Article 8.

DIVISION 10200 PROCEDURE FOR SITE PLAN REVIEW

This Division sets forth the procedures for site development plan review and approval for subdivisions, planned developments, and non-residential developments.

SECTION 10210 FILING AN APPLICATION FOR A SITE PLAN REVIEW

The owner or owners of record, or owners under contract of a lot or tract of land, or their authorized representative, shall, prior to the time of application for a Zoning/Development Permit, file an original and five (5) copies of the site plan review application with the Zoning Administrator on forms provided by the County. Included shall be a filing fee which the Lycoming County Board of Commissioners may prescribe and six (6) copies of the preliminary site development plan(s). If warranted, the required site plan information and data may be submitted on more than one (1) site plan map. The site plan(s) shall be drawn to an accurate scale not less than one (1) inch equals one-hundred (100) feet (1"=100') and shall show the information contained in Section 10230 for simplified site plans and Section 10240 for general site plans. Site plan maps should be submitted on twenty four (24) inch by eighteen (18) inch sheets to facilitate handling and storage.

A simplified or general site plan, when required by this Article, or the supplementary land use regulations of Article 3, must be reviewed and approved by the Zoning Administrator prior to issuance of a Zoning/Development Permit.

SECTION 10220 EXEMPTIONS FROM SITE PLAN REVIEW REQUIREMENTS

The following land uses are exempt from either simplified or general site plan review, unless such uses or activities are situated within the regulatory floodplain, or unless specifically required by the supplemental controls of Article 3:

1. A single-family dwelling, mobile home, or twin house (also known as a duplex or double) unit.
2. Agricultural uses.
3. Temporary uses.
4. Additions of less than two-thousand (2,000) square feet to existing structures.
5. Accessory uses of less than two-thousand (2,000) square feet.

SECTION 10230 SIMPLIFIED SITE PLAN REQUIREMENTS

A. A simplified site plan may be filed instead of a general site plan for the following uses, unless such uses are situated within the regulatory floodplain, or unless specifically required by the supplementary land use regulations of Article 3:

1. A single institutional, commercial, or industrial use where the structure does not exceed two-thousand (2,000) square feet in gross floor area.
2. **Additions.** A simplified site plan is required for additions to existing structures of more than two-thousand (2,000) square feet and less than six-thousand (6,000) square feet of floor area.

B. The simplified site plan shall contain the following information:

1. Number of units and square feet of use proposed.
2. Boundary drawing of the lot or area involved.
3. Present owner of record of the property.
4. Approximate location of the vehicular entrance to the site.
5. Method of handling and approximate location of water and sewer (septic) facilities, if required.
6. Location, dimensions, height, and setbacks of all existing and proposed buildings.
7. Location of existing and proposed roads, rights-of-way, easements, and means of access.
8. Location of parking area and number of stalls required.
9. Proposed use of structural additions.
10. General location of landscaping, buffer areas, and screening.
11. The general location of any natural resources and environmental hazard areas listed in Article 5 which would be affected by the proposed development.

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12. North arrow and accurate, graphic scale of drawings.
13. The Zoning Administrator may request additional information as provided in Section 10240 to determine compliance with the standards in this Ordinance.

SECTION 10240 GENERAL SITE PLAN REQUIREMENTS

The following information is required for those land uses which require site plan review, but which are not reviewed as a simplified site plan (see Section 10230):

A. General Matters

1. A small location “key” map showing the subject parcel and illustrating its relationship to the nearest major street intersection and adjacent streets. This map may be drawn at an accurate scale of one (1) inch equals two-thousand (2,000) feet (1”=2,000’).
2. North arrow and accurate, graphic scale of drawings.
3. Title block including the name and address of the development and the developer, architect, engineer, or land surveyor seal; the date; and the date of all revisions.
4. Property lines, existing and proposed right-of-way lines, with metes and bounds (bearing and distances) indicated, and building or setback lines.
5. Existing and proposed easement lines and dimensions, with the owner’s name or a description of facilities located therein.
6. Location, size, dimensions, height, and setbacks of all existing and proposed structures and other improvements on the property, including but not limited to, buildings, existing and proposed parking areas, streets, walkways, drainage structures, utility poles, fences, retaining walls, including on-site sewage systems or private water supply systems, etc.
7. Ownership, land-use, and zoning of adjoining properties.
8. Submission of permits or other records, if required, proving that the proposed use is located on a legal lot.
9. Design of all exterior signs, including location and size (both free-standing and attached signs) and illumination technique.
10. Location and intensity, in candlepower, of all exterior lighting, including height and spacing of all lighting standards.
11. Location of outside refuse collection areas and the type of screen to be provided.
12. Within a legend or title block, the following information:
 - (a) Gross square footage of all building structures.
 - (b) Type and size of all trees and shrubs used in landscaping of the site if not noted elsewhere on the plan.
 - (c) Present zoning of the subject tract.
 - (d) Open space per lot not occupied by buildings, structures, or paving.

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- (e) A description of the general use for which any structure is intended and its size in square feet.
- (f) For non-residential uses, the number of employees on the largest work shift; for places of assembly, the maximum capacity of the meeting or assembly space (if applicable).

B. Drainage Matters

1. All existing or proposed ponds, lakes, basins, rivers, streams, or other bodies of water, and their intended purpose (recreation, retention, etc.).
2. Existing and/or proposed storm sewers to serve the site.
3. When applicable, the nearest available sanitary sewer and an indication of the sanitary sewer district or sewer company to serve the project.
4. Existing and proposed major drainage facilities, such as culverts, channels, creeks, etc.
5. The limits of the floodway and 100-year floodplain (if applicable) from the FEMA floodplain maps.
6. Stormwater management and construction site erosion control plans.
7. Location of the ordinary high water mark of any abutting navigable waterways.
8. Location and elevation of existing or future access roads.
9. The elevation of the lowest floor of proposed buildings and any fill within the 100-year floodplain using National Geodetic Vertical Datum of 1929 (NGVD).

C. Circulation, Parking, and Landscaping Matters

1. The internal and peripheral vehicular circulation including:
 - (a) Curb cuts required to provide ingress and egress to and from adjacent streets.
 - (b) The existing width and proposed widening of all existing adjacent streets and rights-of-way (including the number and width of lanes and any island or medians). Note that new easements and right-of-way dedications may be required in conjunction with the proposed development, and must be shown and dimensioned on the plan.
 - (c) All the entrances on opposite sides of existing adjacent streets within the frontage of the development.
 - (d) The width and location of all internal drives, aisles, parking and loading spaces.
 - (e) The location of all islands and medians.
 - (f) The location and dimensions of all existing and proposed curbs.
2. The number of parking and loading spaces.
3. The location of spaces to be used for outdoor vehicular and equipment storage, and the location of screening, existing and proposed.

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4. All proposed deciduous and evergreen trees, ground cover, and other landscaping elements.

D. Site Grading Matters

1. Existing and proposed contours shall be referenced to U.S. Geological Survey data normally at twenty (20) foot intervals for the subject property, extending at least fifty (50) feet off site. Contour intervals at smaller intervals than the above may be required depending on the topography of the site. Existing contour lines shall be differentiated from that of proposed contour lines. A varied frequency of contours and/or spot elevations may be required.
2. A minimum of two (2) cross sectional profiles (taken perpendicular to each other), showing proposed structures and proposed and existing grades through the center of the property. The Zoning Administrator may request additional profiles for large or unusually shaped tracts.
3. An erosion and sedimentation control plan is required for disturbance of steep slopes in excess of two-thousand (2,000) square feet in accordance with Section 5180 of this Ordinance. The control plan shall be submitted to the Lycoming County Planning Commission for review and referral to the Lycoming County Conservation District. No land disturbance shall be permitted until the Conservation District has approved the erosion and sedimentation control plan.

E. Proposed Activities

1. In single-lot developments, approximate location of all buildings and other structures, as well as parking and loading areas, shall be indicated. In multiple lot developments, conceptual location and configuration of buildings, approximate locations of common ground areas, open space, major utility easements, and stormwater retention areas shall also be indicated.
2. Preliminary plan for sanitation and storm drainage facilities.
3. Proposed land uses, lot areas and dimensions, building sizes and heights, and setback distances.
4. Proposed landscaping, lighting, and screening plans.
5. Proposed development phasing schedule.

F. Existing Natural Resources

1. Approximate location of wooded areas on the tract.
2. Location on the site of all the natural resources and environmental hazard areas listed in Article 5 which would be affected by or have an impact on the proposed development.

SECTION 10250 PROCESSING OF A SITE PLAN REVIEW APPLICATION

Applications for a site plan review shall be processed by the Zoning Administrator as follows:

A. Preliminary Site Plan Review

1. Copies of the application shall be distributed to the applicable municipal board of supervisors and planning commission(s), and to appropriate state and federal agencies such as the Pennsylvania Department of Transportation, Pennsylvania Department of Environmental Resources, and the Lycoming County Conservation District.
2. The Zoning Administrator and other officials shall examine the plan for its compliance with this Ordinance. The plan review shall be completed within ninety (90) days after receipt by the Zoning Administrator unless additional information is required of the applicant by the Zoning Administrator in order to complete said review. The Zoning Administrator shall endeavor to make a determination of completeness of the site plan application within fifteen (15) days of receipt.
3. The Zoning Administrator and each official to which the application has been referred shall prepare a written report to the applicant. The report shall set forth the recommendations for changes in the plans as submitted and the conditions for approval, if any, necessary to bring the plan into compliance with any applicable requirement of this Ordinance.
4. **Decision.** The Zoning Administrator shall approve, subject to conditions, or deny a site plan within ninety (90) days of the receipt of all necessary information necessary to determine compliance with this Ordinance, unless a time extension is agreed to by the applicant.
 - (a) Failure of the Zoning Administrator to act within the time period stated above shall constitute approval of the plan.
 - (b) If the Zoning Administrator finds that any one of the conditions in Section 10250 or in any other sections of this Ordinance have not been satisfied and cannot be adequately provided for on the site plan, the Zoning Administrator shall deny preliminary site plan approval.

B. Final Site Plan Review

1. If the preliminary site plan is approved by the Zoning Administrator, the developer shall submit a final site development plan which reflects compliance with any conditions contained in the preliminary site plan approval.
 - (a) Review and approval of the final site plan shall be by the Zoning Administrator and shall occur within fifteen (15) days after the application for a Zoning/Development Permit has been submitted. Upon a finding of compliance, the Zoning Administrator or his designee shall note the finding of compliance and the date of said finding upon the final development plan. No Zoning/Development Permit shall be issued unless a finding of compliance is made.

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- (b) The developer may simultaneously apply for a Zoning/Development Permit.
 - (c) If a subdivision or certified survey map is required, a final plat of the subdivision or certified survey map shall be filed concurrently with the final site development plan.
 - (d) If the final plan is denied, the developer may resubmit a revised final site plan for approval. The procedure for resubmission shall be the same as for submission of an original final site development plan as set forth in this subsection.
2. **Recording Requirements.** Upon a finding of compliance with the authorizing ordinance, the applicant shall record the approved final site development plan with the Lycoming County Register and Recorders Office within ninety (90) days of the finding date. The Zoning Administrator shall retain a file copy of the approved site plan in the Planning Commission office.
- C. Procedure for Amendment of Site Plan or Conditions Thereon.** In order to amend the recorded approved final site development plan, the procedure, subject to the same standards of review required for site development plan approval, shall be as follows:
- 1. The property owner or authorized representative shall submit an amended final site development plan, together with a filing fee, to the Zoning Administrator or his designee for review and recommendation. The Zoning Administrator or his designee shall then evaluate the request for consistency in purpose and content with the nature of the proposal as approved.
 - 2. The Zoning Administrator shall, within fifteen (15) days of receipt of the proposed amendment, approve or disapprove the amendment in accordance with the procedures and standards set forth in Division 10200 unless additional information is required of the applicant by the Zoning Administrator in order to complete said review. If approved, the amended plan shall be recorded by the applicant with the Lycoming County Register and Recorders Office within thirty (30) days of approval. The Zoning Administrator shall retain a file copy of the amended site plan in the Planning Commission office.

SECTION 10260 STANDARDS FOR SITE PLAN REVIEW

- A. Review.** The Zoning Administrator shall examine all plans, documents, and exhibits pertaining to proposed structures for general siting and building mass to ensure conformity with the requirements of the district in which the site plan is located. This development review will be based on information provided by the developer and will cover landscaping, lighting, setbacks, points of ingress and egress, screening, locational relationships of proposed buildings (s), improvements, phasing of construction, and any other information as deemed necessary by the Zoning Administrator to determine conformance with the standards of this Ordinance.
- B. Reasons for Denial.** The Zoning Administrator shall not approve a preliminary site development plan which fails to meet the standards of this Ordinance.

DIVISION 10300 SPECIAL EXCEPTION PROCEDURES

Special Exception uses have a special impact or uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location. The Zoning Hearing Board may grant Special Exceptions only for those uses as are provided in Section 3120, Table of Permitted Uses.

When such a use is proposed, a review by the Lycoming County Zoning Hearing Board will be conducted to determine whether the proposed use should be permitted. In making such a determination, the Board may attach reasonable conditions and safeguards, in addition to those already expressed in the Ordinance.

A summary of the procedure for obtaining a Special Exception is contained in Appendix C.

SECTION 10310 GENERAL STANDARDS FOR SPECIAL EXCEPTION USES

No application for a Special Exception shall be approved unless the Lycoming County Zoning Hearing Board specifically finds that the proposed Special Exception use is appropriate in the location for which it is proposed. This finding shall be based on the following criteria:

- A. The proposed use and location shall be consistent with the general purpose, goals, objectives, and standards of the adopted Lycoming County Comprehensive Plan, this Ordinance, or any other plan, official map, or ordinance adopted by the county or the municipality.
- B. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare.
- C. The proposed use in the proposed area will be adequately served by, and will not impose an undue burden on any public improvements, facilities, utilities, or services. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant may, as part of the application for a Special Exception, enter into a voluntary agreement with the affected municipality(ies) for the provision of such improvements, facilities, utilities, and services in sufficient time, and in a manner consistent with the Comprehensive Plan, this Ordinance, or other plans, official maps, and ordinances adopted by the county or municipality to service the development. Approval of the Special Exception may be conditioned upon the provision of such improvements, facilities, utilities or services.

SECTION 10320 APPLICATION FOR A SPECIAL EXCEPTION

- A. Application.** Applications for a Special Exception permit shall contain all the information required for a Simplified Site Plan Review as specified in Section 10230. The Zoning Administrator may require additional information as provided under Section 10240 (General Site Plan Requirements) as necessary for the Zoning Hearing Board to make the findings required by Section 10310.
- B. Processing by the Zoning Hearing Board.** Applications for a Special Exception shall be processed by the Zoning Hearing Board as follows:
1. Copies of the application shall be distributed to the secretary of the township board of supervisors, the secretary of the township planning commission, to the regional office of the Pennsylvania Department of Transportation if the property abuts a State Highway, and to other affected officials or agencies as determined by the Zoning Administrator.
 2. **Public Hearing Required and Notice of Hearings.** The Zoning Hearing Board's decision to approve or deny a Special Exception shall be made only after public notice and hearing. Within sixty (60) days of receipt of an application, the Zoning Hearing Board shall establish a reasonable time and place for and hold a public hearing thereon, giving notice as follows:
 - (a) **Notice.** A public hearing shall be held by the Zoning Hearing Board after a public notice has been published in accordance with the definition of "Public Notice" in Article 14 of this Ordinance. A copy of such notice shall be mailed to the Secretary and Chairman of the Board of Supervisors for the Municipality affected by the proposed special exception at least ten (10) days prior to the date of such hearing.
 - (b) **Posting.** The subject property shall be posted in a conspicuous place with a written notice of the pending hearing action at least seven (7) days prior to the public hearing.
 - (c) **Recommendations.** No later than ten (10) days prior to the date set for the hearing on the application, the Zoning Administrator shall file a written report thereon with the Zoning Hearing Board, including information from each official or consultant to which the application has been referred. A copy of such report shall be mailed to the applicant, the secretary of the municipal governing body, and to any person who has made a timely request for the same, and copies will be made available in the office of the Lycoming County Planning Commission. The report shall recommend any changes in the plans as submitted, and the conditions for approval, if any, necessary to bring the plans into compliance with any applicable ordinance or regulation and the Comprehensive Plan of Lycoming County. Conditions for approval may also be designed to eliminate any adverse effects of the proposed development on aspects of the general health, safety, and welfare of the community for which the official or consultant has special responsibility.
 3. **Decision.** Within forty-five (45) days of the last public hearing on the application, unless an extension of this time is granted by the Zoning Hearing Board pending the submittal of additional information from the applicant, the Zoning Hearing Board shall render a decision to grant the application for a Special Exception Permit, grant it subject to

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conditions, or deny it. The application shall be denied if the Zoning Hearing Board finds any of the following:

- (a) The application and record fail to establish compliance with the standards made applicable to the proposed development by the provisions of this Ordinance.
- (b) The proposed use, developed in the proposed manner, and at the proposed location, would be inconsistent with the standards pursuant to the provisions of this Ordinance.
- (c) The adverse impacts on the overall public health, safety, and welfare are not balanced by the public or private benefits of the proposal. The Zoning Hearing Board shall include in this determination any proposals of the applicant and any conditions that it might impose on the development, pursuant to the provisions of this Ordinance, to ameliorate problems associated with the development.

4. **Conditions and Restrictions**

- (a) The Zoning Hearing Board may, in approving the application for any Special Exception Permit, impose such restrictions and conditions on such approval, the proposed use, and the premises to be developed or used pursuant to such approval, as it determines are required by the general purposes, goals, and objectives of the County Comprehensive Plan and this Ordinance to prevent or minimize adverse effects from the proposed use and development on other properties in the neighborhood and on the general health, safety, and welfare of the County.
- (b) All conditions imposed upon any Special Exception permit approval, with the exception of conditions made applicable to such approval by the express terms of this Ordinance, shall be expressly set forth in the granting of such Special Exception permits.

5. **Amendments.** The decision of the Zoning Hearing Board shall apply specifically to the application and plans submitted and presented at the public hearing. Any subsequent changes or additions may be subject to further review and public hearing by the Zoning Hearing Board as a separate Special Exception use.
6. **Expiration.** All Special Exception permits shall expire twelve (12) months from the date of issuance where no action has commenced to establish the authorized use.
7. **Expansion of Existing Special Exception Uses.** The expansion or enlargement of a Special Exception use in existence as of the effective date of this Ordinance does not require Special Exception approval but shall meet the requirements of this Ordinance, insofar as possible, prior to issuance of a Zoning/Development Permit. If compliance with the standards of this Ordinance is not achieved, a variance approval from the Zoning Hearing Board shall be required prior to issuance of a Zoning/Development Permit.

SECTION 10330 SPECIAL EXCEPTIONS IN FLOODPLAIN DISTRICTS

In the review of applications for Special Exceptions in any floodplain district, the County Zoning Hearing Board shall consider all relevant factors specified in other sections of this Ordinance, and:

- A.** The danger to life and property due to increased flood heights or velocities caused by the encroachments. In the Floodway District, no Special Exception shall be permitted which would cause any rise in the 100-year flood.
- B.** The danger that materials may be swept onto other lands or downstream to the injury of others.
- C.** The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions during periods of inundation.
- D.** The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owners.
- E.** The importance of the services provided by the proposed facility to the community.
- F.** The requirements of the facility for a waterfront location.
- G.** The availability of alternative locations not subject to flooding for the proposed use.
- H.** The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
- I.** The relationship of the proposed use to the goals and objectives and Floodplain Management Program for the municipality.
- J.** The safety of access to the property in times of flood by ordinary and emergency vehicles.
- K.** The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site.
- L.** Such other factors which are relevant to the purposes of this Ordinance.

DIVISION 10400 VARIANCES AND APPEALS

This Division sets forth the procedures and conditions for application, review, and granting of variances and appeals.

SECTION 10410 AUTHORITY

The Zoning Hearing Board shall hear and decide variances and appeals pursuant to the provisions of the Pennsylvania Municipalities Planning Code, as amended, and shall have the following authority:

A. To Hear and Decide Requests for Variances

The Zoning Hearing Board shall hear requests for variances to vary or adapt the strict application of any of the requirements of this Ordinance in accordance with the standards for variances contained in Section 10420 of this Ordinance.

B. To Hear and Decide Appeals

1. The Zoning Hearing Board shall hear and decide appeals from any order, requirement, decision, or determination made by the Zoning Administrator administering this Ordinance, including but not limited to, the granting or denial of any permit, or failure to act on the application therefore, the issuance of any cease and desist order, or the regulation or refusal to register any non-conforming use, structure, or lot.
2. The Zoning Hearing Board shall hear and decide upon appeal from a determination of the Zoning Administrator, any question involving the interpretation of any provision of this Ordinance, including determination of the exact location of any district boundary where there is uncertainty with respect thereto.

C. To Hear and Decide Challenges to the Validity of any Land Use Ordinance

1. The Zoning Hearing Board shall hear and decide substantive challenges to the validity of this Ordinance, except those for landowner curative amendments, which shall be brought before the governing body pursuant to Sections 609.1 and 916.1(a)(2) of the Pennsylvania Municipalities Planning Code, as amended.
2. The Zoning Hearing Board shall hear and decide challenges to the validity of this Ordinance raising procedural questions or alleged defects in the process of enactment or adoption. Such challenges shall be raised by an appeal taken within thirty (30) days after the effective date of said Ordinance.

SECTION 10420 GENERAL STANDARDS FOR A VARIANCE

Whereby reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property on the effective date of this Ordinance, or by reason of exceptional topographic conditions or other extraordinary situation or special condition of such piece of property in question, the literal enforcement of the requirements of this Ordinance would make it exceptionally difficult, if not impossible, to comply with the exact provisions of this Ordinance and would cause unwarranted hardship and injustice, unnecessary to carry out the purpose and intent of this Ordinance, the Zoning Hearing Board shall have the power, upon petition in specific cases filed as provided in Division 10400, to authorize such variance from the terms of

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this Ordinance as will not be contrary to the public interest and will relieve such hardship, so that the purpose and intent of this Ordinance shall be observed and substantial justice done.

In authorizing a variance, the Zoning Hearing Board may attach thereto such conditions regarding the location, character, and other features of the proposed structure or use as it may deem necessary in the interest of furthering the purposes of this Ordinance and in the public interest. In authorizing a variance with attached conditions, the Zoning Hearing Board shall require such evidence and guarantee or bond as it may deem necessary to ensure compliance with the attached conditions.

A No variance from the provisions or requirements of this Ordinance shall be authorized by the Zoning Hearing Board unless the Board finds that all the following facts and conditions exist:

1. There are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions; not the circumstances or conditions generally created by the provisions of the Zoning Ordinance in the neighborhood or district in which the property is located.
2. Because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
3. An unnecessary hardship has not been created by the appellant.
4. The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.
5. The variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification of the regulation in issue.

B Limited Effect of a Variance. When the Zoning Hearing Board approves a variance application under these regulations, such approval shall neither change the use classification of the building or premises, nor give it any status as a non-conforming use other than that which it may already have had. Granting of a variance shall neither qualify any adjacent property for any special treatment such as a variance, nor shall there be another substantial change of use without approval of the Zoning Administrator.

Commentary: Variances should not be used to grant a change in zoning by allowing uses that are not permitted in a zoning district. Such requests should follow the zoning amendment procedures, since changing the allowed uses in a zoning district may have a significant impact on the character of the zoning district.

SECTION 10430 PROCEDURES FOR VARIANCES AND APPEALS

Refer to Appendix D for a summary of the procedure for obtaining a variance.

- A. Parties Appellant Before Board.** Requests for a variance may be filed with the Zoning Hearing Board by any landowner or an authorized agent of such landowner. Appeals from a decision or interpretation of the Zoning Administrator and proceedings to challenge the validity of the Ordinance may be filed with the Zoning Hearing Board by any aggrieved person. Such an appeal shall be taken within a reasonable time, as provided by the rules of the Zoning Hearing Board. The Zoning Administrator shall forthwith transmit to the Zoning Hearing Board all of the papers constituting the record of the action upon which the appeal was taken.
- B. Time Limitations.** No person shall be allowed to file any variance or appeal proceedings with the Zoning Hearing Board later than thirty (30) days after an application for development, preliminary or final, has been approved by an appropriate officer, agency, or body if such proceeding is designed to secure reversal or limit the approval in any manner, unless such person alleges and proves that he had no notice, knowledge, or reason to believe that such action had been taken.
- C. Applications Required.** All variance requests and appeals made to the Zoning Hearing Board shall be in writing and in such form as may be prescribed by the Zoning Administrator. Each variance request or appeal shall refer to a specific provision of this Ordinance and shall exactly set forth the interpretation that is claimed or shall include all information requested on the form and any additional information that is reasonably necessary as requested by the Zoning Administrator.
- D. Procedure for Zoning Administrator.** The Zoning Administrator shall transmit the completed petition form and information constituting the basis for the variance or appeal, along with all County documents on the matter, to the County Zoning Hearing Board. The Zoning Administrator may recommend to the Zoning Hearing Board a modification or reversal of his action in cases where he believes substantial justice requires the same, but when he does not have authority to grant the relief sought.
- E. Fees.** Each petition for a variance or an appeal from a determination of the Zoning Administrator shall be accompanied by a fee payment, as set by the Lycoming County Board of Commissioners, to cover the cost of the procedure as provided by law.
- F. Hearings.**

 - 1. The Zoning Hearing Board, before rendering a decision, shall hold hearings on any variance, challenge, or appeal requiring the Zoning Hearing Board's decision or other official action. Upon the filing of a variance, challenge, or appeal request with the Zoning Hearing Board, the Board shall, within sixty (60) days of receipt of the complete application, fix a reasonable time and place to hold a public hearing thereon, giving notice as follows:

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- (a) Publish public notice in accordance with the definition of “Public Notice” in Article 14 of this Ordinance.
- (b) The property shall be posted conspicuously with a notice of the hearing at least seven (7) days prior to the date of the hearing. The sign shall contain the date of the hearing, a short description of the hearing, and a phone number to call for information.
- (c) Give written notice to the applicant, the Zoning Administrator, the Lycoming County Board of Commissioners, the County Planning Commission, and to any person who has made a timely request for the same, at least seven (7) days prior to the hearing date, of the time, place, and purpose of the public hearing. Written notice shall be given to the secretaries of the municipal governing body and planning commission at least thirty (30) days prior to the hearing date to allow for municipal comment.

2. During the hearing, any party may appear in person or by agent or attorney.

- G. Stay of Proceedings.** An appeal to the Zoning Hearing Board shall stop all proceedings in furtherance of the action appealed unless the Zoning Administrator or other appropriate agency has certified to the Zoning Hearing Board, after notice of appeal has been filed, that by reason of facts stated in the certificate a stay would cause imminent peril to life or property. In such case, the proceedings shall not be stayed other than by a restraining order which may be granted by the Zoning Hearing Board or by the court having jurisdiction, on petition, after notice to the Zoning Administrator and any other appropriate agency.
- H. Withdrawal of Appeal or Variance Request.** A petitioner may withdraw his appeal or application at any time prior to decision thereon; but if a motion is pending to grant, deny, or dismiss the appeal, such motion shall have precedence. Withdrawal shall not entitle the appellant, applicant, or petitioner to the return of the filing fee.
- I. Final Decision by the Zoning Hearing Board.** The Zoning Hearing Board shall establish findings of fact and an order to grant the appeal or variance request with conditions, modify, or reverse. If the Zoning Hearing Board attaches conditions, modifies, or reverses, it shall do so only where the record of the hearing indicates that the Zoning Administrator was unsupported by the record or that the proposed order is not in conformance with the standards of this Division.

The written decision or findings of the Zoning Hearing Board shall be rendered within forty-five (45) days after the date of the last hearing on said application. A copy of the final decision or findings shall be provided to the applicant and all interested parties no later than the day following its publication.

- J. Failure to Hold Required Hearing or Render Decision.** If the Zoning Hearing Board fails to hold the required hearing or render a decision within the prescribed time periods, a decision shall be rendered in accordance with the provisions of Section 908(9) of the Pennsylvania Municipalities Planning Code.

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- K. Expiration of Appeal or Variance Decision.** Unless otherwise specified by the Zoning Hearing Board, a decision on any appeal or request shall expire if the applicant fails to obtain any necessary Zoning/Development Permit or comply with the conditions of said authorized permit within six (6) months from the date of authorization thereof.
- L. Repeated Petitions.** If a petition is disapproved by the Zoning Hearing Board, thereafter the Zoning Hearing Board shall not be required to consider another petition for substantially the same proposal, on the same premises, until after one (1) year from the date of such disapproval.
- M. Court Review.** Any person aggrieved by any decision of the Zoning Hearing Board may appeal there from within thirty (30) days to the Court of Common Pleas of Lycoming County pursuant to the procedures established in Article X-A of the Pennsylvania Municipalities Planning Code, as amended.

SECTION 10440 VARIANCES IN FLOODPLAIN DISTRICTS

Upon review of applications for variance within any designated floodplain district, the County Zoning Hearing Board shall consider all factors specified in other sections of this Ordinance, state law relative to variances, and the following:

- A.** Variances may be granted for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places.
- B.** Variances shall not be given in the floodway that results in any increase in flood levels during the 100-year flood.
- C.** Variances shall only be given where the applicant shows that granting of a variance will not result in prohibited increases in flood heights, additional threats to public safety, or extraordinary public expense, nor cause fraud on or victimization of the public or conflict with existing local laws or ordinances.
- D.** Prior to the granting of a variance, the applicant shall provide written notification that:
1. The structures are so designed and constructed as to be able to withstand the hydrostatic and hydrodynamic load of the 100-year flood.
 2. Owners and intended purchasers will be made aware that:
 - (a) Construction of structures could significantly increase premium rates for flood insurance.
 - (b) It is recommended that they obtain rates from their insurance agent prior to applying for their Zoning/Development Permit and constructing their building.
 - (c) Accessory structures shall not be used for human habitation.
 3. The administrative procedures contained in this Section and other appropriate sections of this Ordinance shall be adhered to.

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4. Failure to grant the variance will result in exceptional hardship to the applicant.
- E.** Construction occurring below the 100-year flood level increases risk to life and property.
- F.** Except for a possible modification of the freeboard requirements involved, no variance shall be granted for any of the other requirements pertaining specifically to Section 5160G, Development Which May Endanger Human Life, and to Section 5160H, Activities Requiring Special Permits.
- G.** If granted, a variance shall involve only the least modification necessary to provide relief.
- H.** Records of all variance actions, including their justification, shall be maintained by the County Zoning Administrator as well as reported in an annual report to FEMA.
- I.** Notwithstanding any of the above, all structures shall be designed and constructed so as to have the capability of resisting the hydrostatic and hydrodynamic loads and pressures, and the effects of buoyancy of the 100-year flood.
- J.** No variance shall be granted for any construction, development, use, or activity within any FE District that would, together with all other existing and anticipated development, increase the 100-year flood elevation more than one (1) foot at any point.

DIVISION 10500 TEXT AMENDMENT OR MAP AMENDMENT PROCEDURES

The County may on its own motion or by petition, amend, supplement, change, modify, or repeal this Ordinance, including the Zoning Map, by following the provisions of this Division.

SECTION 10510 TEXT AMENDMENT

The approval of a text amendment by the Lycoming County Board of Commissioners shall be preceded both by public hearings, as provided herein, and by findings that such a change is needed for one of the following reasons:

- A.** The use desired is not provided for in the text of the Ordinance, but is acceptable because:
 1. The proposed use is in accordance with the purpose of the zoning district.
 2. There are similar uses in the district.
 3. The intensity of use proposed is consistent with other uses in the district. The Lycoming County Board of Commissioners, upon the recommendation of the Lycoming County Planning Commission, may adjust the intensity, landscaping, and other criteria to ensure that consistency is maintained.
- B.** New conditions have arisen that have not been addressed in the Ordinance. These new conditions may be any one of the following:

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1. The Comprehensive Plan has been amended and the Zoning Ordinance needs to be brought into conformity with the Plan.
2. A changing market or other conditions require new forms of development or new procedures to meet changing needs.
3. New methods of development or providing infrastructure makes it necessary to alter this Ordinance to accommodate these new methods.
4. Changing governmental finances requires amending the text of this Ordinance to be in keeping with the needs of government to provide and afford new public services.

SECTION 10520 MAP AMENDMENT

The Lycoming County Board of Commissioners may, by Ordinance, after recommendation by the County Planning Commission, approve map amendments. An approval shall be preceded both by public hearings, as provided herein, and by findings that such a change is needed for one of the following reasons:

- A.** The Comprehensive Plan has been amended and the Zoning Map needs to be brought into conformance with the revised Plan.
- B.** A mistake was made in the original map. That is to say, an area is, and has been, developing in a manner and purpose different from that for which it was mapped. Since the County may have intended to stop an undesirable land use pattern from spreading, it must be demonstrated that the circumstance is not intentional.
- C.** Changing conditions, such as new roads or utility lines, makes another location more favorable for development than the location originally planned.
- D.** Growth rates have changed, thereby increasing the need for development in the County.

SECTION 10530 PROCEDURE FOR TEXT AND/OR MAP AMENDMENT

The procedure for amending the Zoning Ordinance is summarized in Appendix E.

A. General

1. Whenever the public necessity, convenience, general welfare, or good zoning practice requires it, the Lycoming County Board of Commissioners may, after recommendation by the County Planning Commission and subject to the procedure set forth in this Article, pass an ordinance to amend, supplement, or change the regulations, district boundaries, or classifications of property now or hereafter established by this Ordinance or amendments thereof.
2. A petition for amendment of this Ordinance may be made by any property owner in the area to be affected by the amendment; by the supervisors of any township or borough wherein this Ordinance is in effect; or by the Lycoming County Board of Commissioners or the Lycoming County Planning Commission.

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3. The County hereby expresses recognition of the fact that sections of Lycoming County are changing from a rural to a residential, commercial, industrial, or other character, and have in the official County Comprehensive Plan anticipated and sought to direct such growth along desirable lines for a period of twenty (20) years. It is inevitable that no such plan can be perfect or everlastingly valid. The County, therefore, anticipates that the County Comprehensive Plan will need to be periodically amended and updated, as contemplated and authorized by the Pennsylvania Municipalities Planning Code, and that the zoning map must also be comprehensively amended from time to time in order that it may continue to be in conformity with the County Comprehensive Plan.

B. Petitions

1. Petitions for any change, either of district boundaries or classification of property as shown on the zoning maps, shall be submitted to the office of the Lycoming County Planning Commission. Petitions shall be on such forms, and shall be accompanied by such data and information, as may be prescribed for that purpose by the Planning Commission to ensure the fullest practicable presentation of facts for the permanent record.
2. Petitions for either rezoning or text amendments to this Ordinance shall likewise be submitted to the Lycoming County Planning Commission on forms prescribed by it and shall be verified by the person or persons preparing said amendment.

- C. Fees.** Each petition for an amendment or change to the zoning map by a private property owner must be accompanied by either a check payable to the Lycoming County Planning Commission or a cash payment, in the required amount, as set by the Lycoming County Board of Commissioners. This fee is to cover the approximate procedural costs of the application; under no condition shall the fee or any part thereof, be refunded for failure of said amendment or change to be enacted into law.

- D. Public Hearing and Notice.** The Lycoming County Board of Commissioners shall, at a public meeting, establish a date, time, and place for a public hearing on the proposed amendment. Notice of such hearing shall be published once each week for two (2) consecutive weeks in a newspaper of general, local circulation. The first notice shall be published not more than thirty (30) days and the second publication shall appear no less than seven (7) days prior to the hearing date. The notice shall state the time and place of the hearing and a description of the proposed amendment in such reasonable detail as will give adequate notice of its contents and shall name the place(s) where copies of the proposed amendment may be examined.

In addition, if the proposed amendment involves a zoning map change, notice of said public hearing shall be conspicuously posted at points along the affected tract at least seven (7) days prior to the date of the hearing.

- E. Opportunity to be Heard.** During the public hearing, full opportunity to be heard shall be given to any citizen and all parties of interest.

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F. Municipal and Planning Commission Review. A copy of the proposed amendment or change, whether initiated by the Lycoming County Board of Commissioners or by petition, and notice of the public hearing, shall be referred to the township board of supervisors, township planning commission (if any), borough council and planning commission (if any), and the County Planning Commission at least thirty (30) days prior to the date of the public hearing. If the township board of supervisors, borough council or the planning commission(s) shall fail to file a resolution in support or opposition to the Ordinance within thirty (30) days after the final public hearing, it shall be presumed that the township board of supervisors, borough council or planning commission(s) have no comments or concerns regarding the proposed amendment, supplement, or change.

G. Notice of Enactment. Prior to taking action on the amendment, the Lycoming County Board of Commissioners shall give notice of the proposed enactment by publishing the entire amendment or the title and a brief summary one (1) time in a newspaper of general, local circulation. Such notice shall be published not more than sixty (60) days or less than seven (7) days prior to passage.

H. Action by the Lycoming County Board of Commissioners. After receiving the Lycoming County Planning Commission’s recommendations on a proposed amendment, the Lycoming County Board of Commissioners may adopt the amendment by simple majority vote.

Within thirty (30) days after enactment, a certified copy of the amendment shall be forwarded to the township board of supervisors and the township planning commission.

I. Zoning Appeals. Any person aggrieved by a zoning amendment decision by the Lycoming County Board of Commissioners may appeal therefrom within thirty (30) days pursuant to the procedures established in the Pennsylvania Municipalities Planning Code, as amended.

J. Repeat Petitions. Whenever any petition for an amendment, supplement, or change of the zoning or regulations herein contained (or subsequently established) has been denied by the Lycoming County Board of Commissioners, or where a petition has been withdrawn by the applicant after public notice has been given in accordance with subsection D, no new petition covering the same property and additional property can be filed with, or considered by, the Lycoming County Board of Commissioners until one (1) year has elapsed from the date of the filing of a previous petition.

K. Curative Amendments. For Curative Amendments, see Section 609.1, Procedure for Landowner Curative Amendments under Article VI of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended.

SECTION 10540 ZONING AMENDMENTS IN THE AGRICULTURAL (AG) DISTRICT

A. Lycoming County may approve petitions for rezoning areas zoned for agricultural use only after findings are made based upon consideration of the following:

1. Adequate public facilities to accommodate development either exist or will be provided within a reasonable time.

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2. Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them.
3. The land proposed for rezoning is suitable for development, and development will not result in undue water or air pollution, cause unreasonable soil erosion or have an unreasonably adverse effect on rare or irreplaceable natural areas.

DIVISION 10600 ANNUAL REPORT

The Zoning Administrator shall keep a record of each zoning permit, site plan, special exception, variance request, appeal, non-conforming use, and zoning amendment action and shall make an annual report to the Lycoming County Planning Commission. The report shall include any recommendations that this Ordinance, the zoning map, or any rules and regulations applying thereto, be amended to add new provisions or new uses to the various uses established by this Ordinance.

ARTICLE 11

NON-CONFORMING USES, STRUCTURES, AND LOTS

DIVISION 11000 PURPOSE

Except as otherwise provided in this Article, any non-conforming use or structure legally existing at the effective date of this Ordinance or which is created whenever a district is changed by amendment hereafter, may be continued, altered, reconstructed, changed, sold, or maintained even though it does not conform to the regulations of the district in which it is located. All non-conforming lots, uses, or structures shall be encouraged to convert to conformity wherever possible and shall be required to convert to conforming status as required by this Article.

DIVISION 11100 REGISTER OF NON-CONFORMITIES

Within twelve (12) months following the adoption of this Ordinance, the Zoning Administrator shall develop a register of all non-conforming uses, structures, and lots.

DIVISION 11200 ABANDONMENT OF NON-CONFORMING USES OR STRUCTURES

If any non-conforming use or structure is abandoned for a period of one (1) year, the future use of such building or land shall be in conformity with the district regulations. A non-conforming use shall be deemed to be abandoned when the use or activity ceases by an apparent act or failure to act on the part of the tenant or owner to reinstate such use within a period of one (1) year from the date of cessation or discontinuance.

DIVISION 11300 ALTERATION AND RECONSTRUCTION OF NON-CONFORMING USES AND STRUCTURES

- A. Repairs and structural alterations may be made to a non-conforming building or a building occupied by a non-conforming use.
- B. A non-conforming building which is damaged by fire, flood, or other natural causes may be reconstructed, restored, and used as before provided that:
 - 1. Reconstruction commences within one (1) year of the damage.
 - 2. Reconstruction shall not exceed the size, bulk and area that existed prior to the damage, unless approved by the Zoning Hearing Board.
 - 3. The location of said reconstruction does not create a safety hazard.
 - 4. When the non-conformity is located within the 100-year floodplain, the new construction shall comply, to the extent required, with all floodproofing requirements contained in the Municipal Floodplain Ordinance.

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DIVISION 13200 CAUSES OF ACTION

- A.** If any building, structure, sign, landscaping, or land is, or is proposed to be, erected, constructed, reconstructed, altered, converted, or maintained or used in violation of this Ordinance, the Zoning Administrator or County Solicitor may seek, whenever necessary, to institute an injunction, mandamus, abatement, or other appropriate action or proceedings to prevent, restrain, correct, or abate such building, structure, landscaping, or land, or to prevent in or about such premises, any act, conduct, business, or use constituting a violation.
- B.** Any aggrieved owner or tenant of real property who shows that his property or person will be substantially affected by the alleged violation may also institute an appropriate corrective action or proceeding. Such action must be preceded by serving a copy of the complaint to the Lycoming County Board of Commissioners at least thirty (30) days prior to being instituted. No such action may be maintained until such notice has been given.

DIVISION 13300 ENFORCEMENT REMEDIES

- A.** Any person, partnership, or corporation which has violated or permitted the violation of the provisions of this Ordinance, whether enacted under current law or prior law shall, upon being found liable therefore in a civil enforcement proceeding commenced by Lycoming County, pay a judgment of not more than five-hundred (\$500) dollars plus all court costs, including reasonable attorney fees incurred by the County as a result thereof. No judgment shall commence or be imposed, levied, or be payable until the date of the determination of a violation by the district justice with appropriate jurisdiction. If the defendant neither pays nor timely appeals the judgment, the County may enforce the judgment pursuant to the rules of civil procedure.
- B.** Each day that a violation continues shall constitute a separate violation, unless the district justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership, or corporation violating the Ordinance to believe that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the district justice, and thereafter each day that a violation continues shall constitute a separate violation.
- C.** All judgments, costs, and reasonable attorney fees for the violation of this Zoning Ordinance shall be paid over to Lycoming County.
- D.** The Court of Common Pleas, upon petition, may grant an order of stay, upon cause shown, tolling the per diem fine pending a final adjudication of the violation and judgment.
- E. Statute of Limitations.** Any action to recover a forfeiture or penalty imposed by ordinance or regulation of any county, when no other limitation is prescribed by law, shall be commenced within two (2) years of said violation. In those situations in which there occurs a continuing violation in existence for more than two (2) years prior to the issuance of the complaint, and wherein each day the violation exists continues to constitute a separate offense, no penalty may be imposed for each day of violation occurring more than two (2)

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years prior to the commencement of the action; a penalty may be imposed, however, for each day of violation occurring within the two (2) year period prior to the issuance of the complaint.

ARTICLE 14

DEFINITIONS

DIVISION 14000 PURPOSE

The purpose of this Article is to define words, terms, and phrases contained within this Ordinance.

DIVISION 14100 WORD USAGE

In the interpretation of this Ordinance, the provisions and rules of this Section shall be observed and applied, except when the context clearly requires otherwise:

- A. Words used or defined in one tense or form shall include other tenses and derivative forms.
- B. Words in the singular number shall include the plural number, and words in the plural number shall include the singular number.
- C. The masculine gender shall include the feminine, and the feminine gender shall include the masculine.
- D. The word “shall” is mandatory.
- E. The word “may” is permissive.
- F. “Person” includes individuals, firms, corporations, associations, trusts, and any other similar entities.
- G. “County” shall mean Lycoming County, Pennsylvania.
- H. “Zoning Hearing Board” shall mean the Lycoming County Zoning Hearing Board.
- I. “Commissioners” or the “Board of Commissioners” shall mean the Lycoming County Board of Commissioners.
- J. “Planning Commission” shall mean the Lycoming County Planning Commission.
- K. “County Solicitor” shall mean the Lycoming County Corporation Counsel. “Commission Solicitor” shall mean the Lycoming County Planning Commission Counsel.
- L. “Register” or “County Register” shall mean the County Register of Deeds of Lycoming County.
- M. “Zoning Administrator” or “Zoning Officer” shall mean the Lycoming County Zoning Administrator who is authorized by the Lycoming County Planning Commission or Lycoming County Board of Commissioners.
- N. “Ordinance” shall mean this Lycoming County Ordinance.
- O. The phrases “that they presently have” or “that presently exist” shall mean “that exist at the time this Ordinance is adopted.”

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P. In case of any difference of meaning or implication between the text of this Ordinance and any caption, illustration, or table, the text shall control.

DIVISION 14200 ABBREVIATIONS

The following abbreviations are used in this Ordinance and are intended to have the following meanings:

ac	acre
BC	building coverage
den	density
DBH	diameter at breast height for a tree
du	dwelling unit
ISP	impervious surface percentage
FAP	floor area percentage
ft	feet
max	maximum
min	minimum
OSR	open space ratio
PA	Pennsylvania
sq.ft. or sf.	square feet
SF or S.F.	single-family

DIVISION 14300 DEFINITIONS

When used in this Ordinance, the following terms shall have the meanings herein ascribed to them:

Abandon. To cease from maintaining, practicing, or using.

Abutting. Having a common border with, or being separated from such common border by, an alley or easement, other than publicly dedicated and approved rights-of-way.

Access. A means of vehicular approach or entry to an exit from property, from a street, or highway.

Access, Secondary. A means of vehicular or non-vehicular approach or entry to or exit from property, from a source other than a public street or highway (such as an alley).

Accessory Use or Structure. A structure detached from a principal building or use on the same lot and customarily incidental and subordinate to the principal building or use; including, but not limited to non-commercial greenhouses, tool sheds, private garages, swimming pools, or similar uses or structures. A use or structure that:

- a. is clearly incidental to and customarily found in connection with a principal building or use;
- b. is subordinate to and serves a principal building or a principal use;

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- c. is subordinate in area, extent, or purpose to the principal building or principal use served;
- d. contributes to the comfort, convenience, or necessity of occupants, business, or industry in the principal building or principal use served; and
- e. is located on the same lot as the principal building or use served.

Active Recreation. Recreational uses, areas, and activities oriented toward potential competition and involving special equipment. Playgrounds, sports fields and courts, swimming pools, skating rinks, and golf courses are examples of active recreation uses.

Addition. An extension or increase in floor area or height of a building or structure.

Agriculture. See Section 3210A.

Agricultural Support. See Section 3240T.

Alley. A thoroughfare, either used as such or shown on any recorded description of the subject parcel(s), which is not more than thirty (30) feet wide and which affords only a secondary means of access to abutting property.

Allowable Drilling Area: The area within the well pad that is approved for wells to be drilled.

Apartment. A dwelling unit contained in a building comprised of three (3) or more dwelling units, each of which has an entrance to a hallway or balcony in common with at least one (1) other dwelling unit (see Section 3220F).

Apartment, Commercial. An apartment located above the first floor of a commercial building (see Section 3220H).

Appeal. A means for obtaining review of a decision, determination, order, or failure to act pursuant to the terms of this Ordinance as expressly authorized by the provisions of Articles 10 and 12 of this Ordinance.

Applicant. A landowner or developer, as hereinafter defined, who has filed an application for development including his heirs, successors, and assigns.

Area, Floor. The sum of the areas of the several floors of a building or structure, including areas used for human occupancy and basements, attics and penthouses, measured from the exterior faces of the walls. It does not include cellars, unenclosed porches, attics not used for human occupancy or any floor space in an accessory building or in the main building intended and designed for the parking of motor vehicles in order to meet the parking requirements of this Ordinance or any such floor space intended and designed for accessory heating and ventilating equipment.

Area, Surface. The total of areas on a horizontal plane at the main grade level of the principal building.

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Awning. A shelter projecting from and supported by the exterior wall of a building constructed of non-rigid materials on a supporting framework (compare “Marquee”).

Basement. A portion of a building located partially underground, having more than fifty (50%) percent of its clear floor-to-ceiling height below grade.

The following shall apply for floodplain management purposes:

1. That portion of a building partly underground, but having less than one-half (1/2) of its clear height below the average lot grade. A basement shall be counted as a story for the purpose of height measurement if the vertical distance between the ceiling and the average level of adjoining ground is more than five (5) feet or if used for business or dwelling purposes.
2. A basement shall be that area of a building or structure having its floor subgrade (below ground level) on all sides.

Base Site Area. See Section 4140-Residential, and Section 4220-Non-residential.

Bedroom. A room in a residence marketed, designed, or otherwise likely to function primarily for sleeping.

Berm. A mound or linear elevated embankment designed expressly for purposes of noise or visual screening of a development which normally would be landscaped and positioned to optimize the buffering effects.

Billboard. See “Off-Premise Sign” Division 8800.

Blade Length. The length measured from the tip of any blade to the hub of the nacelle.

Bluff. A vegetated escarpment that ends in water.

Board. Any body granted jurisdiction under a land use ordinance or under the PA Municipalities Planning Code to render final adjudications.

Boat Launch. An area of land or structure used in order to set boats afloat in a body of water.

Bufferyard. A unit of land, together with a specified type and amount of planting thereon, and any structures which may be required between zoning districts and/or land uses to eliminate or minimize conflicts between them. Bufferyards include peripheral and street bufferyards (see Article 6).

Building. A structure built, maintained, or intended to be used for the shelter or enclosure of persons, animals, or property of any kind. The term is inclusive of any part thereof. Where independent units with separate entrances are divided by common walls, each unit is a building.

Building, Accessory. A building which:

1. is subordinate to and serves a principal structure or a principal use;

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2. is subordinate in area, extent, and purpose to the principal structure or use served;
3. is located on the same lot as the principal structure or use served; and
4. is customarily incidental to the principal structure or use. Any portion of a principal structure devoted to, or intended to be devoted to, an accessory use is not an accessory structure.

Building Coverage. That portion of a lot covered by any and all buildings including accessory buildings.

Building Envelope. An area of a lot enclosed by the front, rear, and side yard setback lines.

Building Front. That exterior wall of a building which faces the front lot line.

Building, Habitable. Any building, or portion thereof, used for human habitation.

Building, Historic. 1) listed on or nominated by the State Historical Society for listing on the National Register for Historic Places in Pennsylvania; 2) included in a district which is listed on, or nominated by the state Historical Society for listing on the National Register for Historic Places in Pennsylvania, and which has been determined by the State Historical Society to contribute to the historic significance of the district; 3) listed on a certified municipal register of historic property; or (4) included in a district which is listed on a certified municipal register of historic property, and which has been determined by the municipality to contribute to the historic significance of the district.

Building Line. That line formed by the rear, side, and street setbacks.

Bulk Regulations. Standards and controls that establish the maximum size of buildings and structures on a lot and the buildable area within which the building can be located, including coverage, setbacks, height, floor area ratio, and yard requirements.

Caliper. The diameter of a tree measured at one (1) foot above ground level.

Campgrounds. A tract or tracts of land, or any portion thereof, used for the purpose of providing two (2) or more spaces for travel trailers or tents, with or without a fee charged for the leasing, renting, or occupancy of such space (see Section 3240M).

Candlepower. The amount of light that will illuminate a surface one (1) foot distant from a light source to an intensity of one (1) footcandle. Maximum (peak) candlepower is the largest amount of candlepower emitted by any lamp, light source, or luminaire.

Canopy Tree. A deciduous tree that occupies the upper canopy of a forest in a natural ecological situation. These trees are often referred to as shade trees.

Capacity. When referring to off-street parking requirements, the term “capacity” means the maximum number of persons which may be accommodated by the use as determined by its design or by applicable Pennsylvania Department of Labor and Industry Codes, whichever is greater.

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Caretaker's Residence. See Section 3420C.

Carport. See definition of "Garage."

Cellar. See definition of "Basement."

Channel. The land normally occupied by either an intermittent or perennial stream of water confined within a generally established bank, or man-made drainage ditches along roads or through agricultural areas.

Clearing. See Section 3210B.

Cliff. A type of escarpment that is so steep that only the stone is exposed and only small pockets of vegetation are exposed to view.

Cluster Residential Development. See Section 3220E.

Commercial Retail. See Section 3240F.

Commercial Services. See Section 3240B.

Completely Dry Space. A space which will remain totally dry during flooding; the structure is designed and constructed to prevent the passage of water and water vapor.

Completion of Drilling, Re-Drilling and Re-Working: The date the work is complete for the drilling, re-drilling or re-working and the crew is released by completing their work or contract or by their employer.

Comprehensive Plan. The Lycoming County Comprehensive Plan text and all accompanying maps, charts, and explanatory material adopted by the County pursuant to Article III of the Pennsylvania Municipalities Planning Code, Act 247 of the Pennsylvania Statutes, and all amendments thereto.

Construction Site Erosion Control Measure. An erosion control measure used to meet the requirements of this Ordinance.

Construction, Start of. The excavation of or installation of foundation footings or grading other than for the installation of materials for road construction.

Control Measure, Erosion. A practice or combination of practices to reduce erosion and attendant pollution.

Control Plan, Erosion. A written description of the number, locations, sizes, and other pertinent information or erosion control measures designed to meet the minimum requirements

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of this Ordinance and submitted by the applicant for review and approval of the Lycoming County Soil Conservation District.

Curb Cut. See “Access.”

Cut-off. The point at which all light rays emitted by a lamp, light source, or luminaire are completely eliminated (cut-off) at a specific angle above the ground (see Article 9).

Cut-off Angle. The angle formed by a line drawn from the direction of light rays at the light source and a line perpendicular to the ground from the light source above which no light is emitted (see Article 9).

Cut-off Type Luminaire. A luminaire with elements such as shields, reflectors, or refractor panels which direct and cut-off the light at an angle that is less than ninety (90°) degrees (see Article 9).

Decision. Final adjudication of any board or other body granted jurisdiction under a land use ordinance or under the PA Municipalities Planning Code to do so, either by reason or grant of exclusive jurisdiction or by reason of appeals from determinations. All decisions shall be appealable to the Court of Common Pleas of the County and judicial district wherein the municipality lies.

Dedication. The transfer of property interests from private to public ownership for a public purpose. The transfer may be of fee simple interest or of a less than fee simple interest, including an easement.

Density, Gross. The quotient of the total number of dwelling units on a site divided by the base site area.

Derrick. Any portable framework, tower, mast and/or structure which is required or used in connection with drilling or re-working a well for the production of oil and gas, i.e. Rig.

Determination. Final action by an officer, body, or agency charged with the administration of any land use ordinance or applications thereunder, except for the following:

1. The governing body;
2. the Zoning Hearing Board; or
3. the planning agency, only if and to the extent the planning agency, if charged with final decision on preliminary or final plans under the Subdivision or Land Development Ordinances or planned residential development provisions of the PA Municipalities Planning Code.

Developer. The legal or beneficial owner(s) of a lot or parcel of any land proposed for inclusion in a development, including optionee or contract purchaser.

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Development.

1. The division of a parcel of land into two (2) or more parcels;
2. the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any buildings, structures, or accessory structures;
3. any use or change in use of any buildings or land;
4. any extension of any use of land;
5. any clearing, grading, or other movement of land;
6. mining, dredging, filling, grading, paving, excavation or drilling operations; or
7. the storage, deposition or extraction of materials, public or private sewage disposal systems or water supply facilities; for which permission may be required pursuant to this Ordinance.

The following shall apply for floodplain management purposes: Any man-made change to improved or unimproved real estate, including but not limited to the construction, reconstruction, renovation, repair, expansion, or alteration of buildings or other structures; the placement of mobile homes; streets, and other paving; utilities; filling, grading and excavation; mining; dredging; drilling operations; storage of equipment or materials; and the subdivision of land.

Development Option. Alternative development types within specific residential zoning districts including, but not limited to, single-family development, cluster development, planned development, mobile home, mobile home park, and institutional residential. (Also, see Sections 4120-4140).

Development Pad. The portion of a lot subject to site disruption from construction and/or clearing activities including construction of principal and accessory buildings, drives, walkways, loading areas, storage yards, septic or alternative waste disposal areas, and woodland clearing activities.

Diameter at Breast Height. A measurement of the size of a tree equal to the diameter of its trunk measured four and one-half (4-1/2) feet above the adjacent natural grade.

Disposal Uses. Disposal operations including landfills, trash transfer sites, incinerators, sludge or other land disposal; storage of septic tank wastes or sludges, trash, junk cars; recycling facilities; and used auto parts or junkyards.

Documents, Official. Documents maintained by Lycoming County and the municipalities and their various departments.

Downsizing. The required alteration in any manner of an existing billboard.

Drainage. The removal of surface water or groundwater from land by drains, grading, or other means. Drainage, sometimes referred to in terms of stormwater management, also includes the control of or runoff to minimize erosion and sedimentation during and after development and

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includes the means necessary for water supply preservation or prevention or alleviation of flooding.

Drilling. The digging or boring a new well either vertically or horizontally for the purpose of exploring for, developing or producing oil and gas or other hydrocarbons, or for the purpose of injecting gas, water or any other fluid or substance into the earth.

Drilling Equipment. The derrick or rig, together with all parts of, and appurtenances to such a structure, every piece of apparatus, machinery or equipment used or erected or maintained for use in connection with drilling.

Drill Site. The premises used during the drilling or re-working of a well or wells located there and subsequent life of a well or wells or any associated use.

Driveway. The portion of the site which provides vehicular access between the dwelling(s), non-residential uses(s), accessory parking structure(s), and/or parking lot(s), leading to a public or private street or right-of-way.

Dwelling. Any building or portion thereof, which is designated or used for residential purposes.

Dwelling, Attached. Two (2) or more adjoining dwelling units, each of which is separated from the others by one (1) or more common walls, or floors/ceilings, from ground to roof.

Dwelling, Multiple-Family. A dwelling structure designed for occupancy by three (3) or more families, with each family occupying a separate dwelling unit which may be separated vertically as well as horizontally. Shared halls, entrances, or stairs are common features of this type of housing.

Dwelling, Single-Family Detached. A dwelling designed for and occupied by not more than one (1) family or having no roof, wall, or floor in common with any other dwelling unit.

Dwelling Unit. A room or group of rooms, providing, or intended to provide, living quarters for not more than one (1) family.

Easement. Authorization by a property owner for the use by another, and for a specified purpose of any designated part of his property.

Electronic Message Center. See “Changeable Copy Sign, Automatic”

Erosion. The detachment and movement of soil, sediment, or rock fragments by water, wind, ice, and/or gravity.

Essential Services. Facilities owned or maintained by utility companies or public agencies, located in public ways or in easements provided for the purpose, or on a customer’s premises and not requiring a private right-of-way, and reasonably necessary for the furnishing of adequate

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water, sewer, gas, electric, communication, or similar services to adjacent customers; and not including any cross-country line on towers or a private right-of-way.

Essentially Dry Space. A space which will remain dry during flooding, except for the passage of some water vapor or minor seepage; the structure is substantially impermeable to the passage of water.

Exploration. Temporary geologic or geophysical activities, drilling in context with the oil and gas drilling zoning definition in this ordinance, hydraulic fracturing, including seismic surveys, related to the search for natural gas or other subsurface hydrocarbons.

Exterior Storage. Outdoor storage of fuel, raw materials, products, equipment, and solid waste storage equipment. In the case of lumber yards, exterior storage includes all building materials or waste or scrap materials stored outdoors. In the case of truck terminals, exterior storage includes all trucks, truck beds, and truck trailers stored outdoors.

Extraction Uses. Earth material removal operations including that of sand, clay, dolomite, shale, gravel, topsoil, or similar operations including borrow pits and excavations for removing material for filling operations.

Façade. The elevational surface of a building.

Facility Owner. The entity or entities having an equity interest in a wind energy facility, including all its successors and assigns.

Facing. The direction of a sign face relative to traffic flow. A south facing panel can be read by north bound traffic.

Family. A group of individuals living together in a single dwelling unit, with common access to and common use of all living and eating areas and all areas and facilities for the preparation and serving of food within the dwelling unit.

Farm. The land, buildings, structures, and machinery which are primarily adapted and used for agricultural purposes.

Farm Stand. A temporary or permanent structure or vehicle used in the sale of farm products such as fruits, vegetables, and juices (see Division 3300 for Temporary Farm Stand; Section 3240T for Permanent Farm Stand).

Fence. Any constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

Festoons. A string of ribbons, tinsel, small flags, or pinwheels.

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Filling. The depositing on land, whether submerged or not, of sand, gravel, earth, or other materials. Biodegradable materials and other materials subject to decomposition or significant settling (such as garbage and other organic matter) are not permitted as fill materials.

Flood. A temporary inundation of normally dry land areas.

Flood, 100-Year. A level of flooding that, on the average, is expected to occur once every 100-years (i.e. that has a one (1%) percent chance of occurring each year, although the flood may occur at any time in any year).

Floodproofing. Any combination of structural and non-structural additions, changes or adjustments to structures which reduces or eliminates flood damage to real estate or improved real property, water, and sanitary facilities, structures, and their contents.

Flood Fringe. That portion of the 100-year floodplain outside the floodway, excluding approximated 100-year flood zones on the community's Flood Boundary and Floodway Map (FBFM) or Flood Insurance Rate Map (FIRM).

Floodplain. 1) a relatively flat or low land area adjoining a river, stream, or watercourse which is subject to partial or complete inundation and has a one (1%) percent chance of occurring each year (i.e., is likely to occur once every 100-years); 2) an area subject to the unusual and rapid accumulation or runoff of surface waters from any source.

Floodway. The designated area of a floodplain as shown on the community's Flood Boundary and Floodway Map (FBFM) or Flood Insurance Rate Map (FIRM) required to carry and discharge flood waters of a 100-year flood without cumulatively raising the flood elevation.

Footcandle. A unit of illumination produced on a surface, all points of which are one (1) foot from a uniform point source of one (1) candle.

Fracture Simulation/Hydraulic Fracturing (Fracking). The process of injecting water, sand, customized fracking fluid, steam, or gas into a gas well to allow or to improve gas recovery.

Freeboard. A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

Gaming Establishments. Gaming Establishments include all facilities for games conducted as authorized by the laws of the Commonwealth of Pennsylvania, including, without limitation, gaming authorized by: (i) the Pennsylvania Racehorse Development and Gaming Act, PL.572, No. 71, 4 Pa. C.S.A., §1101, et seq., as amended from time to time (the "Racehorse Development and Gaming Act"); and (ii) the Racehorse Industry Reform Act, P.L. 435, No. 135, 4P.S. §325.101 et seq., as amended from time to time (the "Racehorse Reform Act"). Notwithstanding the foregoing, for purposes of this Ordinance, the term "Gaming Establishments" shall not

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include or encompass facilities or establishments at which small games of chance (including bingo) are played or facilities participating in any lottery authorized by the Commonwealth of Pennsylvania.

Garage. A building designed and used for the storage and protection of motor vehicles or equipment.

garage, private: A building for the private use of the owner or occupant of a principal building situated on the same lot of the principal building for the storage of motor vehicles with no facilities for mechanical service or repair of a commercial or public nature.

garage, public: A building designed and used for the storage of automotive vehicles operated as a business enterprise with a service charge or fee being paid to the owner or operator for the parking or storage of privately owned vehicles.

garage, repair: A building designed and used for the storage, care, repair, or refinishing of motor vehicles, including both minor and major mechanical overhauling, paint, and body work. (Also, see Service Station.)

Garden Center. A place of business where retail and wholesale products and produce are sold to the retail consumer. These centers, which may include a nursery and/or greenhouses, import most of the items sold. Items offered for sale may include plants, nursery products and stock, fertilizers, potting soil, hardware, power equipment and machinery, hoes, rakes, shovels, other garden and farm tools, and utensils.

Garden Plot. An area established for the growing of food for home use. Such areas may be owned by an individual, community association, homeowners' association, or agency.

Gas. Any fluid, either combustible or non-combustible, which is produced in a natural state from the earth and which maintains a gaseous or rarefied state at standard temperature and pressure conditions and/or the gaseous components or vapors occurring in or derived from petroleum or natural gas.

Gas Station. An establishment providing sale of vehicle fuel and such services as lubrication, oil and tire changes, and minor repairs. This use does not include paint spraying or vehicle body repair.

Gas Storage Well: A well located and used in a gas storage reservoir for injection withdrawal purposes or an observation well.

Gas Well: Any well drilled for the intent of extracting gas or other hydrocarbon from beneath the surface of the earth.

General Floodplain. The portion of the floodplain area for which no specific flood profiles exist and which is designated as approximated areas on the community's Flood Insurance Rate Map (FIRM).

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Grade. For the purpose of determining sign height, the elevation or level of the public street closest to the sign as measured at the street centerline.

Greenhouse. An enclosed building, permanent or portable, which is used for growing of plants.

Habitable Space. Dwellings that are in compliance with the adopted municipal building code, sewage ordinance, and other related municipal standards, regulations and ordinances. At a minimum, heated space in a structure for living, sleeping, eating, or cooking must be present.

Hazardous Materials. Any substance or mixture of substances having properties capable of producing adverse effects on the health or safety of a human being, including those specified under floodplain management regulations.

Heated Space. A space within a building which is provided with a positive heat supply. Finished living space within a basement, or registers or heating devices designed to supply heat to a basement space shall define that space as a heated space.

Hearing. An administrative proceeding conducted by a Board pursuant to Section 909.1 of the PA Municipalities Planning Code.

Height (Building or Structure). The vertical distance measured from the average ground elevation to the highest point on such building or structure. Spires, steeples, belfries, parapet walls, cupolas, domes, flues, and chimneys are exempt from the height requirements of this Ordinance.

Height, Sign. See Division 8200.

Historic Structure. Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register.
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district.
3. Individually listed on a State inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior.
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (a) By an approved state program as determined by the Secretary of the Interior; or
 - (b) directly by the Secretary of the Interior in states without approved programs.

Home Business. A business conducted on a residential lot or agricultural lot in conjunction with a residential dwelling unit (see Section 3240L).

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Home Occupation. A business, profession, occupation, or trade conducted for gain or support, and located entirely within a residential building, or a structural accessory thereto, which use is accessory, incidental, and secondary to the use of the building for dwelling purposes and does not change the essential residential character or appearance of such building (see Section 3240K).

Hotel. A building or group of buildings containing individual rooms or suites of rooms, each having a private bathroom, for the purpose of providing overnight lodging facilities for periods not to exceed thirty (30) days to the general public for compensation with or without meals, and which has common facilities for reservations and cleaning services and on-site management (see Section 3240I).

Hunting and Fishing Lodges/Camps. Hunting and Fishing Lodges/Camps include properties owned by a person or group of persons duly formed as a club, and properties owned by incorporated forms of ownership that are inclusive of family members which may not necessarily function as a club. Land and buildings are used principally for hunting or fishing and are open only to club members, family members, and guests. The only buildings present on the property are those used for lodging, eating, and sanitary facilities by members and guests, and related accessory structures.

Impervious Surface. Impervious surfaces are those which do not absorb water. They consist of all buildings, parking areas, driveways, roads, sidewalks, and any areas of concrete or asphalt. In the case of lumberyards or similar uses, areas of stored lumber constitute impervious surfaces.

Impervious Surface Percentage. A measure of the intensity of land use which is determined by dividing the total area of all impervious surfaces on a site by the base site area.

Improvement, Substantial. Any structural repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50%) percent of the present equalized assessed value of the structure either before the improvement or repair is started, or if the structure has been damaged, and is being restored, before the damage occurred. The term does not, however, include either:

1. Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or,
2. any alteration of a structure or site documented as deserving preservation by the Pennsylvania State Historical Society or listed on the National Register of Historic Places. Ordinary maintenance repairs are not considered structural repairs, modifications, or additions. Such ordinary maintenance repairs include internal and external painting, decorating, paneling, and the replacement of doors, windows, and other non-structural components.

(For purposes of this definition, “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.)

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The following shall apply for floodplain management purposes:

Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty (50%) percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage,” regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or,
2. any alteration of a “historic structure,” provided that the alteration will not preclude the structure’s continued designation as a “historic structure.”

Industrial, Heavy. See Section 3250D.

Industrial, Light. See Section 3250C.

Inoperative Vehicle. Any motor vehicle which lacks a current registration, or two (2) or more wheels, or any other component part, the absence of which renders the vehicle illegal for use on highways.

Institutional. See Section 3230B.

Institutional Residential. See Section 3230E.

Interstate. A high-speed highway for through traffic with access partially or fully controlled and grade separations at important intersections with other roads.

Junk. Any discarded article or material, not ordinarily disposed of as rubbish, garbage, or refuse, and including, but not limited to, scrap metal, abandoned or junked motorized vehicles or motorized conveyances and/or parts therefrom (including waste tires), abandoned farm equipment, machinery, equipment, paper, rags, glass, containers and other salvageable materials.

Junk Vehicle. Any motor vehicle, motorized conveyance, trailer, or semi-trailer that cannot be operated in its existing condition because the parts necessary for operation such as, but not limited to, tires, windshield, engine, drive train, driver’s seat, steering wheel or column, gas or brake pedals are removed, destroyed, damaged or deteriorated.

Junkyard. See Section 3250G.

Kennel. See Section 3210C.

Lake. Any body of water two (2) acres or larger in size and which is navigable.

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Land Development Activity. The construction of buildings, structures, roads, parking lots, paved storage areas and similar facilities.

Land Disturbing Construction Activity. Any man-made change of the land surface, including removing vegetative cover, excavating, filling and grading, but not including agricultural land uses such as: planting, growing, cultivating, and harvesting of crops; growing and tending of gardens; harvesting of trees; and landscaping modifications.

Land Use. Any non-structural use made of unimproved or improved real estate.

Land User. Any person operating, leasing, renting, or having made other arrangements with the landowner by which the landowner authorizes use of his or her land.

Lot. An area of land undivided by any public street or right-of-way and occupied by, or designated to be developed for, permitted building(s) or principal use(s) and accessory building(s) or use(s) customarily incidental to such building, use, or development, including such open spaces and yards as are designed and arranged or required by this Ordinance for such building, use, or development.

Lot Area. The area contained within the boundary lines of a lot excluding easement for publicly dedicated or accepted rights-of-way.

Lot, Corner. A lot abutting two (2) or more streets at their intersection.

Lot Frontage. Lot width measured at the midpoint of the building envelope and parallel to the front lot line. When a lot has more than one (1) street frontage line, lot width shall be measured, and the minimum lot width required by this Ordinance shall be provided, at each such line.

Lot Line. A line bounding a lot which divides one (1) lot from another or from a street.

Lot Line, Front. In the case of a lot abutting only one (1) street, it is the property line or street right-of-way line separating such lot from such street. In the case of a double frontage lot, each property line or street right-of-way line separating such lot from a street shall be considered to be the front lot line, except where the rear yard requirement is greater than the front yard requirement; in which case, one (1) of two (2) opposing yards shall be a rear yard.

Lot Line, Rear. In the case of rectangular or most trapezoidal shaped lots, that lot line which is generally parallel to and most distant from the front lot line of the lot. In the case of an irregular, triangular, or gore-shaped lot, a line twenty (20) feet in length, entirely within the lot, parallel to and at the maximum possible distance from, the front line shall be considered to be the rear lot line. In the case of lots which have frontage on more than one road or street, the rear lot line shall be opposite the lot line along which the lot takes access to a street. In the case where the lot does not abut a street, the rear lot line shall be the lot line farthest from the closest street and generally parallel to it or an imaginary line at least twenty (20) feet long.

Lot Line, Side. Any lot line other than a front or rear lot line.

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Lot of Record. Any validly recorded platted lot of a subdivision, certified survey map, or parcel of land for which the deed, prior to the adoption of this Ordinance, is on record with the Lycoming County Register of Deeds and has complied with all applicable laws, ordinances, and regulations.

Lot Width. The horizontal distance between the side lot lines measured at right angles to the line representing the lot depth at its point of intersection with the required minimum front setback. Where the lot width is decreasing from front to rear, the horizontal distance between the side lot lines as described above shall be measured at its point of intersection with the required minimum rear setback.

Lowest Floor. The lowest floor elevation of an enclosed area of a building or structure (including basement or cellar). An unfinished flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement or cellar area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Ordinance.

Luminaire. A complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts.

Mansard. A sloped roof or roof-like façade architecturally comparable to a building wall.

Manufactured Home. See Mobile Home definition.

Marina. A harbor with boat dockage, supplies, and services for pleasure craft with on-board seating for fewer than twenty (20) persons.

Marquee. Permanent roof-like structure or canopy of rigid materials supported by and extending from the façade of a building (compare "Awning").

Maximum Permitted Illumination. The maximum illumination measured in foot-candles at the interior bufferyard line at ground level or the vertical plane above the line (see Article 9).

Midstream Operation. Compressors, compressor stations, meters and processing plants that support more than one well pad.

Minerals. Any aggregate or mass of mineral matter, whether or not coherent. The term includes, but is not limited to, limestone and dolomite, sand and gravel, rock and stone, earth, fill, slag, iron ore, zinc ore, vermiculite and clay, anthracite and bituminous coal, coal refuse, peat and crude oil and natural gas. It is noted that natural gas is not a mineral per se, but it is recognized as such in the PA Municipalities Planning Code (MPC).

Mini-Warehouse. A building or group of buildings in a controlled-access compound that contains varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the dead storage of a customer's goods or wares (see Section 3250C).

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Minor Repair. The replacement of existing work with equivalent materials for the purpose of routine maintenance and upkeep, but not including the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the exitway requirements; nor shall any minor repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electrical wiring or mechanical or other work affecting public health or general safety.

Mobile Home. A structure, transportable in one or more sections, which is built on a permanent chassis, and is designed for use with or without a permanent foundation when attached to required utilities.

The following shall apply for floodplain management purposes:

A transportable, single-family dwelling intended for permanent occupancy, contained in one (1) unit, or in two (2) units designed to be joined into one (1) integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and is constructed so that it may be used without a permanent foundation. The term shall also include park trailers, travel trailers, recreational vehicles and other similar types of manufactured homes placed on a site for a period of time exceeding one-hundred eighty (180) consecutive days.

Mobile Home Lot. A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home.

Mobile Home Pad or Stand. 1) a stabilized space on a mobile home lot for the parking or placement of a mobile home; or, 2) a stabilized space for the temporary placement of a recreation vehicle on a lot.

Mobile Home Park. A development containing mobile homes placed on lots specifically designed for them. Such a facility shall meet all requirements for mobile home park uses listed in Section 4120. (Also, see Section 3220G.) A parcel or contiguous parcels of land under single ownership which has been so designated and improved that it contains two (2) or more mobile home lots for the placement thereon of mobile homes.

For floodplain management purposes, the term shall also include facilities for the placement of two (2) or more park trailers, travel trailers, recreational vehicles, and other similar types of manufactured housing for non-transient use or a period of time exceeding one-hundred eighty (180) days.

Motel. See definition of "Hotel."

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Multi-Family Development. A development that contains a minimum amount of common open space and uses one (1) or more of the dwelling unit types in Section 4120. (Also, see Section 3220F.)

Municipality or Municipal. Means a county, city, borough, or township.

Natural Area. An area protected and maintained as permanent open space in which disruption from development (other than trails and limited outdoor recreation as a conditional use) is prohibited. Areas in which vegetation is reestablished following disruption, and otherwise meeting the previous conditions, are also considered natural areas.

Natural Grade. The lowest level of the ground adjoining the building, measured three (3) feet perpendicular from the exterior of the foundation wall, or, if on a curve, on the radius of the curve.

New Construction. The construction, reconstruction, renovation, repair, extension, expansion, alteration, location, or relocation of a building including mobile homes, structures, and/or improvements such as street utilities. For floodplain management purposes, the term shall also include construction and subsequent improvements thereto for which the start of construction commenced on or after the date the participating municipality first enacted floodplain management regulations.

The dates for member municipalities are as follows:

Brown Township	August 14, 1985
Cascade Township	October 2, 1982
Cogan House Township	October 1, 1979
Cummings Township	September 17, 1980
Jackson Township	November 7, 1988
Jordan Township	October 2, 1983
Lewis Township	December 26, 1972
McHenry Township	October 13, 1986
McIntyre Township	October 5, 1981
McNett Township	September 23, 1981
Mifflin Township	April 16, 1985
Moreland Township	February 2, 1985
Muncy Township	August 17, 1987
Penn Township	July 28, 1988
Piatt Township	April 1, 1980
Borough of Salladasburg	May 9, 1983
Washington Township	August 1, 1983

Non-conforming Lot. A lot the area or dimension of which was lawful prior to the adoption or amendment of a zoning ordinance, but which fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption or amendment.

Non-conforming Structure. A structure or part of a structure manifestly not designed to comply with the applicable use or extent of use provisions in this Ordinance or amendment

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heretofore or hereafter enacted, where such structure lawfully existed prior to the enactment of this Ordinance or amendment to its location by reason of annexation. Such non-conforming structures include, but are not limited to, signs.

Non-conforming Use. A use, whether of land or of structure, which does not comply with the applicable use provisions in this Ordinance or amendment heretofore or hereafter enacted, where such use was lawfully in existence prior to the enactment of this Ordinance or amendment, or prior to the application of such ordinance or amendment to its location by reason of annexation.

Non-participating Landowner. Any landowner except those on whose property all or portion of a wind energy facility is located pursuant to an agreement with the facility owner or operator.

Nursery. An enterprise which conducts the retail and wholesale sale of plants grown on the site, as well as accessory items (but not power equipment such as gas or electric lawn mowers and farm implements) directly related to their care and maintenance. The accessory items normally sold are clay pots, potting soil, fertilizers, insecticides, hanging baskets, rakes, and shovels.

Observation Well. A well used to monitor the integrity and conditions in a gas storage reservoir, the reservoir protective area or strata above or below the gas storage horizon.

Obstruction. Any wall, dam, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel rectification, culvert, building wire, fence, stockpile, refuse, fill, structure, or other matter in, along, across or projecting into any channel, watercourse or regulatory flood hazard area which may impede, retard or change the direction of water, either in itself or by catching or collecting debris carried downstream in the damage of life or property.

Occupied Building. Any building that is used for human occupancy which includes dwellings, offices, factories, visitor centers as examples when the land development plan or zoning permit application is submitted.

Office. See Section 3240A.

Office, Temporary. See Division 3300.

Oil and Gas Compressor Station/Processing Plant: A permanent structure with equipment, tanks and site disturbance used to process and/or compress gas that is used as a midstream operation supporting oil and gas production.

Oil and Gas Development. The oil and gas development use includes the process of perforating the earth's surface and rock layers to extract fossil fuels, natural gas or oil, for energy production and all associated equipment, structures and construction at the drilling site including the well pad, access roads, hydraulic fracturing, production, pipelines, tanks, meters, and temporary work crew and supervisor trailers for exploration and production at a single well pad, including multiple wells at a single pad, and all subsequent site reclamation activities which follow the production phase.

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Oil and Gas Metering Stations: A permanent structure that is used as midstream operation for the purpose of metering or measuring the flow and/or volume of gas and includes associated equipment, tanks and site disturbance.

Oil and Gas Staging Facility. A facility or location on a permitted site for the storage of equipment and vehicles used to support gas development activities at other permitted sites.

Oil and Gas Water Reuse Storage Facility. Tanks of any construction (metal, fiberglass, concrete, etc.) and impoundments used for the storage of water and/or water that has been used and is being reused.

Oil and Gas Well. A hole or holes, bore or bores, that perforate the earth's surface and rock layers and extracts water and brine in the process of obtaining oil, gas or other hydrocarbons from the earth.

On-Site. Located on the lot in question, except in the context of on-site detention, when the term means within the boundaries of the development site as a whole.

Open Space. Land that is to be used primarily for resource protection, agriculture, recreational purposes or otherwise left undisturbed and specifically excluding road rights-of-way and lots. Where lots are above the minimum sizes required by this Ordinance, and the excess lot area is deed restricted to open space uses, it may be counted as open space. In the case of floodplain areas, open space uses would have a relatively low flood damage potential and not involve structures.

Open Space Ratio. The proportion of a site consisting of open space as specified in Sections 4120, which shall be calculated using the base site area. When applied to resource protection, the open space ratio shall mean that percentage of the resource feature to be protected.

Operator. The entity responsible for the day-to-day operation and maintenance of a wind energy facility.

Outlot. A platted lot which is unbuildable.

Owner. The person or persons having the right of legal title to, beneficial interest in, or a contractual right to purchase a lot or parcel of land.

Pad, Mobile Home. The lot for a single mobile home park unit.

Parapet. The extension of a false front or wall above a roofline.

Parcel. The area of land within the boundary lines of a subdivision, certified survey map, or property defined by a metes and bounds description.

Participating Landowner. A landowner upon whose property all or a portion of a wind energy facility is located pursuant to an agreement with the facility owner or operator.

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Passive Recreation. Recreational uses, areas, or activities oriented to non-competitive activities which either require no special equipment or are natural meadows. Passive recreation areas are generally maintained by mowing. Bicycle riding, hiking, and bird watching are examples of passive recreation activities.

Person. An individual, or group of individuals, corporation, partnership, association, municipality, or state agency.

Picnic Area. An area specifically designed for providing facilities for picnic activities. Facilities may include picnic tables, grills, sealed vault privies in public parks, and shelters.

Point of Purchase Display. Advertising of a retail item accompanying its display; e.g. an advertisement on a product dispenser.

Pole Cover. Covers enclosing or decorating poles or other structural supports of a sign.

Poster Panel. An outdoor off-premise structure on which advertising is displayed in printed sheets, rather than being painted. Measures twelve (12) feet by twenty-five (25) feet or three-hundred (300) square feet or less.

Private Landing Strips and Heliports. See Section 3240R.

Private Sewage System. A sewage treatment and disposal system serving a single structure with a septic tank and soil absorption field located on the same parcel as the structure. This term also means an alternative sewage system approved by the Pennsylvania Department of Environmental Resources, Water Quality Section, including a substitute for the septic tank or soil absorption field, a holding tank, a system serving more than one (1) structure, or a system located on a different parcel than the structure.

Production Well. Any gas or oil well that has been brought on line to provide the material to market after a successful exploration step.

Public Hearing. A formal meeting held pursuant to public notice by the governing body or planning agency, intended to inform or obtain public comment, prior to taking action in accordance with this act.

Public Improvement. Any improvement, facility, or service, together with customary improvements and appurtenances thereto, necessary to provide for public needs such as: streets, alleys, pedestrian walks or paths, storm sewers, flood control improvements, water supply and distribution facilities, sanitary sewage disposal and treatment, public utility and energy services.

Public Meeting. A forum held pursuant to notice under the act of July 3, 1986 (P.L. 388, No. 84), known as the "Sunshine Act."

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Public Notice. Notice published once each week for two (2) successive weeks in a newspaper of general circulation in the municipality. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than thirty (30) days and the second publication shall not be less than seven (7) days from the date of the hearing.

Public Service. Any facility or service provided by the local or federal government, or duly authorized by the State of Pennsylvania to provide services to the general public (see Section 3230C).

Public Sanitary Sewer. Includes sanitary sewer systems other than individual on-site systems approved by the state, municipality or county regional sewer authority, and maintained by a public or private agency authorized to operate such systems.

Public Utilities. Those utilities using underground or overhead transmission lines such as electric, telephone, and telegraph, and distribution and collection systems such as water, sanitary sewer, and storm sewer.

Recorded Lot. See Lot of Record.

Recreational, Outdoor. See Section 3230A.

Recreational Vehicle. A vehicular-type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motor power or is mounted on or towed by another vehicle (see Section 3230A). The basic entities are as follows:

Camping Trailer. A vehicular portable unit mounted on wheels and constructed with collapsible partial side walls that fold for towing by another vehicle and unfolds at the campsite to provide temporary living quarters for recreational, camping, or travel use.

Motor Home. A vehicular unit designed to provide temporary living quarters for recreational, camping, or travel use built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van that is an integral part of the completed vehicle.

Park Trailer. A recreational vehicle that meets the following criteria:

1. Built on a single chassis mounted on wheels.
2. Primarily designed as temporary living quarters for seasonal or destination camping which may be connected to utilities necessary for operation of installed fixtures and appliances.
3. Have a gross trailer area not exceeding four-hundred (400) square feet in the set-up mode.
4. Have a gross trailer area not less than two-hundred forty (240) square feet and certified by the manufacturer as complying with ANSI A119.5.

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Travel Trailer. A vehicular unit, mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use, of such size or weight as not to require special highway movement permits when towed by a motorized vehicle and of gross trailer area less than three-hundred twenty (320) square feet.

Truck Camper. A portable unit constructed to provide temporary living quarters for recreational, travel, or camping use, consisting of a roof, floor, and sides, designed to be loaded onto and unloaded from the bed of a pick-up truck.

The following shall apply for floodplain management purposes: A portable or mobile vehicle used for temporary living or sleeping accommodations without a permanent foundation. Included in this definition are travel trailers, truck campers, motor homes and similar types of vehicles used for recreational, camping or travel purposes. Such vehicles are permitted to be used only in campground areas or recreational vehicle parks in the municipality or on private independent parcels.

Re-Drill. Deepening or sidetrack/horizontal drilling extending more than one-hundred fifty (150) feet from the existing well bore.

Re-Work. Re-entry of existing well within the existing bore hole or by deepening or sidetrack/horizontal operations which do not extend more than one-hundred fifty (150) feet from the existing well bore, or replacement of well liners or casings.

Regulatory Flood. The flood that has been selected to serve as the basis upon which the Floodplain Management provisions of this Ordinance have been based; the 100-year flood.

Regulatory Flood Elevation. The 100-year flood elevation plus a freeboard safety factor of one and one-half (1-1/2) feet.

Rentable Space. A space for rent for either the storage or parking of trailers or recreational vehicles.

Restaurant, Fast Food. An establishment whose principal business is the sale of food and/or beverages in a ready-to-consume state for consumption: 1) within the restaurant building, 2) within a motor vehicle parked on the premises; or, 3) off the premises as carry-out orders, and whose principal method of operation includes serving food and/or beverages usually in paper, plastic, or other disposable containers (see Section 3240D).

Restaurant, Standard. An establishment whose principal business is the sale of food and/or beverages to customers in a ready-to-consume state, and whose principal method of operation includes one or both of the following characteristics: 1) customers, normally provided with an individual menu, are served their food and beverage by a restaurant employee at the same table or counter at which food and beverages are consumed; and, 2) a cafeteria-type operation where food and beverages generally are consumed within the restaurant building (see Section 3240C).

Resubdivision. See Subdivision.

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Ridge. See Section 5240.

Road, Arterial. A road which is intended to provide for high-speed travel between or within communities or to and from collectors. Access is controlled so that only regionally significant land uses may take direct access to these streets.

Road, Collector. A road which is intended to connect residential streets to arterial roads or provide access to non-residential uses and arterial streets.

Road, Freeway. An arterial road with limited access, only at arterials or collector roads.

Road, Local. A road which is intended to provide access to abutting properties.

Road, Residential. A road which is intended to provide access to abutting residential properties.

Roofline. The top edge of a roof or building parapet, whichever is higher, excluding any cupolas, pylons, chimneys, or minor projections.

Run-off. The rainfall, snowmelt, or irrigation water flowing over the ground surface.

Sedimentation. The deposition of soil that has been transported from its site of origin by water, ice, wind, gravity, or other natural means as a result of erosion.

Seismic Testing. Testing conducted on the earth's surface or shallow subsurface for the purpose of evaluating subsurface geological conditions.

Setback. See Building Line.

Setback, Rear. A line at least the minimum setback from the rear lot line of the lot.

Setback, Side. A line parallel to a side lot line.

Setback, Street. A line at least the minimum setback from the street right-of-way line.

Shopping Center. A group of commercial establishments planned, developed, and managed as a unit with off-street parking provided on the property.

SIC. Standard Industrial Classification from the 1987 manual printed by the Executive Office of the President, Office of Management and Budget.

Single-Family Residential Use. See Section 3220A.

Sinkhole. A solution feature that includes sinkholes with surface topographic features, sinkholes that have been filled in, swallets, and crevices, all having weathered bedrock into which surface water drains.

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Site. For construction site erosion control purposes, the entire area included in the legal description of the land on which a land disturbing or land development activity is proposed in a permit application.

Site Plan. A graphic depiction of features on a site such as existing and proposed structures, paved areas, ingress/egress points, and landscaped areas along with certain information as required in Article 10.

Slope. The relationship of the change in the vertical measurement to the change in the horizontal measurement, and usually written as a ratio or a percentage.

Slope, Steep or Severe. Two categories of steep slopes are defined herein for use in this Ordinance. These categories are based upon the relative degree of the steepness of the slope as follows: 15 to 25% slope is classified as steep, over 25% is classified as severe. No land area shall be considered a steep or severe slope unless the steep slope area has at least a ten (10) foot vertical drop and has a minimum area of five-thousand (5,000) square feet.

Snipe/Imprint. Embellishments attached to painted or printed bulletins.

Spacing. The distance between any two objects in a regularly arranged series along the same side of a public street or highway.

Special Permit. A special approval needed for specific types of development being proposed to be located in any portion of the designated floodplain. (See Section 607 for a listing of the activities requiring special permits and details of such situations.)

Stable, Commercial. A building or land where horses are kept for remuneration, hire, sale, boarding, riding, or show.

Stable, Private. Any building, incidental to an existing residential principal use that shelters horses for the exclusive use of the occupants of the premises.

Stream Buffer. See Section 5220.

Structural Alteration. Any change in the supporting members of a building, such as the bearing walls, beams, or girders, or any change in the dimension or configuration of the roof or exterior walls.

Structure. Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.

The following shall apply for floodplain management purposes: Any man-made object having an ascertainable stationary location on or in land or water, which may or may not be affixed to the land, excluding wire pasture fences, poles, and similar objects.

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Structure, Permanent. A structure placed on or in the ground, or attached to another structure in a fixed position, and intended to remain in place for a period of more than nine (9) months.

Structure, Principal. The building or structure containing the primary use of a property.

Subdivision. Any redivision of a plat, tract, parcel, or lot of land into two (2) or more parts by means of mapping, platting by either certified survey map or subdivision as defined by Article I of the Pennsylvania Municipalities Planning Code, Act 247, as amended, conveyance, change, or rearrangement of boundaries. All subdivisions are also land developments.

Substantial Damage. Damage from any cause sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceeds fifty (50%) percent or more of the market value of the structure before the damage occurred.

Substantial Improvement. See “Improvement, Substantial.”

Swale. A linear depression in the land’s surface in which sheet runoff would collect and form a temporary watercourse.

Tack Shop. An establishment which sells items related to the care of horses such as grooming implements, saddles, and harnesses; and which has no more than thirty (30%) percent of unrelated product sales.

Tank. A container, covered or uncovered, used in conjunction with the drilling or production of oil and gas or other hydrocarbons for holding or storing fluids.

Tire-Derived Materials. Usable materials produced from waste tires, through physical or chemical processing of such tires, which are stored prior to use, reuse, or reclamation of material for commercial, industrial, or governmental purposes.

Towers, Communication. See Section 3240Q.

Travel Trailer Park. A travel trailer park is a planned development containing travel trailers placed in areas of the park specifically designed for them (see “Campground”).

Tree, Canopy. See “Canopy Tree.”

Tree, Understory. A tree whose leaves would occupy the lower level of a forest in a natural ecological situation. These types of trees are often referred to as ornamental trees.

Turbine Height, Tower Height. The distance measured from the surface grade of the tower foundation to highest point in vertical position of the turbine rotor blade.

Upland. Land having an elevation that is above the ordinary high water mark and is not classified as a wetland.

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Use. The purpose or activity for which land or any building thereon is designed, arranged, or intended, or for which it is occupied or maintained.

Use, Accessory. A use that is:

1. Subordinate to and serves as a principal structure or a principal use.
2. Is subordinate in area, extent, and purpose to the principal structure or use served.
3. Is located on the same lot as the principal structure or use served except as otherwise expressly authorized by provisions of this Ordinance.
4. Is customarily incidental to the principal structure or use.

Use, Principal. The specific primary purpose for which land is used.

Use, Temporary. A use established for a fixed period of time with the intent to discontinue such use upon the expiration of such time. Such uses do not involve the construction or alteration of any permanent structure (see Division 3300).

Variance. Permission to depart from the literal requirements of this Ordinance granted pursuant to Division 10400.

Wall. An upright surface of a building or structure (not including fences) serving to enclose, divide, support, or protect the building. Such upright surface shall be the furthest extension of the building's edges and shall include overhangs covering a boardwalk, false roofs, and unenclosed porches.

Waste Tires. Tires discarded by the generator because they are no longer suitable for the intended use because of wear, damage, or defect.

Waterbodies. Lakes, ponds, and streams.

Watershed. The entire region or area contributing run-off or surface water to a particular watercourse or body of water.

Well. An excavation opening in the ground made by digging, boring, drilling, driving, or other methods for the purpose of obtaining groundwater regardless of its intended use.

Well Bore. The surface location of the center of the drill hole.

Well Pad. The area used for development and production of oil and gas including buildings and structures and all activities associated with an oil and gas well after drilling activities are complete.

Wetland. An area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has soils indicative of wet conditions.

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Wind Energy Facility. An electric generating complex of wind towers whose main purpose is to supply electricity, consisting of one (1) or more wind towers as primary use and other accessory structures and buildings, including sub-stations, meteorological towers, electrical infrastructures, transmission lines and other appurtenant structures and facilities.

Wind Tower, Tower. In total a structure for converting wind sources into electricity through a system using a wind turbine generator that includes the nacelle, rotor, blades, tower, foundation, and pad transformer with transmission lines sending the electricity to a power sub-station.

Woodland. An area of planted material covering one (1) acre or more consisting of thirty (30%) percent or more canopy trees having an eight (8) inch or greater caliper, or any grove consisting of eight (8) or more trees having a ten (10") inch or greater caliper.

Yard. The space between a lot line and building line.

Yard, Front. A yard extending the full width of the front of a lot between the front lot line and the front building line.

Yard, Rear. A yard extending the full width of the lot in the area between the rear lot line and the rear building line.

Yard, Side. A yard extending the full length of the lot in the area between a side lot line and a side building line.

Yard, Street. A yard extending the full width of the lot in the area between a lot line abutting a street right-of-way and a building line.

Zoning Map. The map and/or detailed maps showing the location and boundaries of the zoning districts established by this Ordinance. These maps are entitled, "Official Zoning Maps, Lycoming County, Pennsylvania."

Zoning/Development Permit. A written permit issued by the Zoning Administrator that a use or parcel of land, the elevation of fill, or the lowest floor of a structure is, or will be, in compliance with the requirements of this Ordinance.