

Article 8 General Regulations

Section 8.01 Statement of Intent/Purpose

It is the purpose of this Article to provide specific controls over certain aspects of land utilization in the Township that may affect the health, safety, and general welfare of the community.

Section 8.02 Access to Structures

Every building hereafter erected or moved shall be on a lot adjacent to a public road, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection, and required off-street parking.

Section 8.03 Accessory Building Setback Exceptions

Except as noted in Section 8.04 of this Ordinance, accessory buildings must comply with the front, rear, and side yard requirements of the applicable zoning district. In no case may an accessory structure be located within the minimum building setback of a lot.

Amended per Ord. # 2010-17 (see attached)

Section 8.04 Accessory Uses or Structures

- 8.04.1. An accessory structure shall be constructed for a specific use, incidental to the principal structure. An accessory structure can be built on-site or manufactured elsewhere. Accessory structures to a residential use shall not include recycled truck bodies, gutted mobile homes, used fuel tanks, or other objects or structures that were manufactured for another purpose.
- 8.04.2. Residential accessory building on lots of less than two (2) acres (gross area) shall be limited to a maximum size of 800 square feet of gross floor area. The accessory building shall be setback from all property lines in accordance with the underlying district regulations except as permitted in this Article.
- 8.04.3. Lots of two (2) acres gross area to three (3) acres gross area shall be permitted to have one (1) residential accessory building greater than 800 square foot gross floor area. Said accessory building may not exceed 1,200 square feet in gross floor area, may not be closer than fifty (50) feet to any side or rear property line, and must meet any other applicable requirements of this Ordinance. This section shall not limit the number of accessory buildings of 800 square feet gross floor area or less.
- 8.04.4. Lots greater than three (3) acres gross area are not restricted as to the size or number of residential accessory buildings. However, said buildings that exceed 800 square feet gross floor area must be located at least

seventy-five (75) feet from any property line and all accessory buildings shall meet any other applicable requirements of this Ordinance.

- 8.04.5. Manufactured accessory buildings having a gross floor area no greater than 300 square feet and used as a shed and placed on a stone foundation may be located within ten (10) feet of the side and/or rear property lines.
- 8.04.6. An accessory building on a permanent foundation having a gross floor area less than three hundred (300) square feet may not be located within twenty (20) feet of the side and/or rear property lines.
- 8.04.7. All accessory buildings, regardless of size, are subject to stormwater management controls as deemed necessary by the Township Engineer.
- 8.04.8. No permanent accessory building or structure shall be constructed on any lot prior to the construction of the principal building to which it is accessory.
- 8.04.9. Detached garages, greenhouses, and other outbuildings are permitted as accessory uses provided they are located within the building setback lines. All such uses shall be erected, enlarged, and/or demolished in accordance with the Township Building Code.
- 8.04.10. Projections into Yards

} Deleted per Ord. # 2010-17 (see attached)

The following projections shall be permitted into required yards and shall not be considered in the determination of yard size or lot coverage:

- A. Terraces, patios, or open porches, provided that such terraces, patios, or open porches are not enclosed, are not closer than fifty (50) percent of the required yard dimension to any side or rear lot line (except a lot line that is the projection of a common wall), and do not project into any required front yard.
- B. Open balconies or fire escapes and projecting architectural features, such as bay windows, cornices, eaves, roof overhangs, chimneys, and window sills, provided that all such features shall project no more than five (5) feet into any required yard and shall not be closer than six (6) feet to any lot line (except lot lines that are the projection of common walls).
- C. Uncovered stairs and landings, provided such stairs or landings do not exceed three (3) feet six (6) inches in height, do not project more than five (5) feet into any required yard, and are not located closer than six (6) feet to any lot line (except lot lines that are the projection of common walls).

8.04.11. Private non-commercial tennis courts shall not be located closer than 15 feet to any property line. A tennis court shall not be located over a drainage field of a sewage disposal system.

8.04.12. The Keeping Of Domestic Farm Animals, Exotic Animals, And Fowl

The keeping of domestic farm animals, exotic animals, and fowl is permitted on a residential property, provided that all activities are in compliance with the following regulations:

- A. The keeping of domestic farm animals, exotic animals, and fowl is clearly accessory to the use of the property as a residence.
- B. Animals and fowl kept within the confines of the residence are exempt from this Section; however, may be governed by other Federal, State, or local law and/or ordinance.
- C. Minimum Lot Area
 - (i) The number of animals and/or fowl permitted shall be based on the average weight of the animals and/or fowl included in the definition of Animal Equivalent Unit (AEU) with one AEU equaling 1,000 pounds. It is permissible to keep a combination of animals and/or fowl providing the maximum permitted number of AEU's are not exceeded.
 - (ii) A minimum of three (3) acres of suitable pasture area shall be provided for the first AEU and two (2) additional acres of suitable pasture area shall be provided for each additional AEU.
 - (iii) Suitable pasture area is defined as an area or areas on the lot which are accessible by the animals and/or fowl and that provide the necessary plant material for grazing.
- D. A minimum setback of one hundred (100) feet shall be provided from side and rear lot lines and from the ultimate right-of-way at the front for all buildings or structures used for the keeping of the domesticated farm animals, exotic animals, and fowl or manure storage areas. A carriage house owned and used by members of a recognized religious sect for the purpose of housing horses and storing buggies shall meet the minimum setbacks for principal buildings as permitted in the underlying zoning district.
- E. All grazing or pasture areas shall be fenced. A minimum setback of fifteen (15) feet shall be provided from the side and rear property lines and twenty-five (25) feet from the ultimate right-of-way at the front for grazing or pasture areas.

- F. A Nutrient Management Plan and setbacks will be required when the number of domesticated farm animals, exotic animals and/or fowl exceed density established by applicable State Law.
- 8.04.13. Storage facilities are permitted, provided that such facilities are located in areas that have direct access to a road or driveway. The outdoor storage of materials shall be screened from the view of adjacent properties.
 - 8.04.14. Living quarters are permitted only for proprietors, watchmen, caretakers, or similar employees.
 - 8.04.15. Restaurants, cafeterias, and/or recreational facilities are permitted, provided they are intended for the use of employees only, unless they are permitted as principal uses.
 - 8.04.16. Swimming Pools.
 - A. Swimming pools shall be classified as a residential accessory use.
 - B. Swimming pools may be in-ground or entirely or partially above-ground.
 - C. The pool filters, pumps, and other mechanical and structural equipment shall conform to the side and rear yard setbacks for the district in which they are located.
 - D. Any floodlighting or other illumination used in conjunction with the pool shall be shielded and directed away from adjacent property owners.
 - E. The pool shall be completely enclosed by a fence or wall not less than 4 feet in height that conforms to the adopted Township Building Code.
 - F. Above-ground pools over 4 feet in height do not need to be enclosed by a fence or wall, but the ladders serving the pool shall be locked in an inaccessible position at least 4 feet above the ground or removed and locked up elsewhere when the pool is not in use. If a fence is installed, it shall conform to the adopted Township Building Code.
 - G. The pool shall not occupy more than 25 percent of the minimum yard area in which the pool is located.

Section 8.05 Buffers And Screens

- 8.05.1. Property line buffers are provided to integrate new development with its surroundings and to separate incompatible land uses.

8.05.2. Buffer yards shall be provided wherever any of the following proposed uses would directly abut an existing residential use, including those on the opposite side of an existing street:

- A. Commercial uses.
- B. Industrial uses.
- C. Intensive agricultural uses.
- D. Kennels.
- E. Mobile home parks.
- F. Office/institutional uses.
- G. Recreation uses.

8.05.3. Buffer yards shall be provided in accordance with the following standards:

- A. A buffer yard shall be at least 25 feet in width, measured inward from the property line and shall be retained in natural woods or be suitably landscaped with trees, shrubs, and ground cover.
- B. A buffer yard shall be a continuous pervious planting bed consisting of trees, shrubs, grass, or ground cover.
- C. No roads, driveways or access drives shall be permitted within a buffer yard, except for those crossing at approximate right angles to a buffer yard for the purpose of providing access to the property.
- D. Buffer yards shall be planted with an all-season ground cover and shall be maintained and kept clean of all debris and rubbish.
- E. No structure, manufacturing or processing activity, sewage system, parking area or storage of materials shall be permitted in the buffer yard.
- F. All buffer yards shall include a fence or a dense planting screen the full length of the buffer yard to serve as a barrier to visibility, airborne particles, glare, and noise. Such fence or screen planting shall be in accordance with the following requirements:
 - (i) The amount and type of plant material required shall be determined by the type of proposed land use. The most similar land use category shall be used in determining the plantings required.

- (ii) Plant materials used in the screen planting shall be such species and sizes that will produce within three (3) years a year-round visual screen at least seven (7) feet in height.
- (iii) The screen planting shall be maintained permanently, and any plant material that dies within one (1) year shall be replaced.
- (iv) The screen planting shall be so placed that, at maturity, it will be no closer than three (3) feet to any road or property line.
- (v) A fence, when erected as a screen, shall be not less than six (6) feet nor more than eight (8) feet in height and shall be placed no closer than three (3) feet to any road or property line.
- (vi) The screen planting or fence shall have openings or breaks only at points of vehicular or pedestrian access.

G. Planting screens shall be of the following intensities based upon the proposed land use:

Proposed Land Use	Intensity of Planting Screen Required*
Recreational	Low
Office/Institutional	Medium
Commercial/Industrial	High
Intensive Agricultural/Kennels	High
Mobile Home Parks	High

* Where it is determined by the Township that certain aspects of a proposed use should be provided with a planting screen of greater intensity than herein specified, such a screen shall be provided to the extent necessary to screen the particular aspect from the adjoining property. The types of site aspects that could require such screening of greater intensity include, but are not limited to, parking lots, dumpsters, loading docks, outdoor storage or sales areas, active recreation areas, sewage treatment plants and pumping stations.

8.05.4. For every 50 linear feet of property line to be buffered, the following minimum quantities and types of plant materials shall be required:

- A. Low Intensity: one (1) canopy tree and two (2) ornamental trees. One (1) evergreen tree may be substituted for one of the required ornamental trees.
- B. Medium Intensity: one (1) canopy tree, two (2) evergreen trees, and five (5) shrubs.

C. High Intensity: an average of one (1) evergreen tree placed for each eight (8) feet of length to be buffered, with the trees being staggered so that the trunk of each tree is at least 12 feet diagonally away from each other tree. In addition, an average of two (2) ornamental trees and one (1) canopy tree shall be provided for each eight (8) feet of length to be buffered.

8.05.5. Buffer plantings may be combined with an earth berm. The majority of such plantings shall be placed on the outside slope of the berm. Any plantings placed at the top of the berm must be demonstrated to receive adequate moisture.

8.05.6. The required plant materials shall be distributed over the entire length and width of a buffer area. Plantings may be arranged symmetrically (formal) or asymmetrically (informal) and may be grouped to form plant clusters. Informal groupings that reflect the natural character of the area are encouraged.

8.05.7. A variety of plant species is required as follows:

Number of Trees	Minimum Number of Tree Species	Maximum Percentage of Any One Species
0 to 5	1	100
6 to 15	2	60
16 to 30	3	40
31 to 50	4	30
51 and Over	6	20

8.05.8. Existing topographic conditions such as embankments and berms may be substituted for parts or all of the required property line buffers. The minimum visual effect shall be equal to or exceed that of the required buffer.

Section 8.06 Corner Lot Restrictions

8.06.1. Clear sight triangles shall be provided at all road intersections.

8.06.2. Within such triangles, nothing shall be erected, placed, planted, or allowed to grow that impedes vision between a height of two and one-half (2-1/2) feet and ten (10) feet above the centerline grades of the intersecting roads. This does not include road signs, traffic lights or signs, utility poles, and mailboxes.

8.06.3. Such triangles shall be established from a distance of seventy-five (75) feet from the point of intersection of the centerlines of the intersecting roads, except that a clear sight triangle of 150 feet shall be provided for all intersections with arterial highways.

Section 8.07 Driveways

- 8.07.1. No driveway shall be constructed in such a manner so as to create a drainage or sedimentation problem on an adjacent property or road.
- 8.07.2. Driveways shall be so constructed and maintained that the materials of which the driveways are made will not wash nor be deposited upon public roads. Driveways in excess of ten (10) percent grade shall be paved.
- 8.07.3. At driveway intersections with roads, a clear sight triangle shall be established for a distance of twenty-five (25) feet from the intersection of centerlines.
- 8.07.4. Driveway entrances shall not intersect roads at angles of less than sixty (60) degrees nor more than 120 degrees.
- 8.07.5. In addition to the above all driveways shall be designed, constructed and maintained in accordance with the Rockland Township Driveway Ordinance, Ordinance No. 1997-06 or latest revision and the Rockland Township Subdivision and Land Development Ordinance.

Section 8.08 Environmental Performance Standards for Commercial and Industrial Uses

Notwithstanding the laws and regulations of the United States Environmental Protection Agency (US EPA) and/or the Pennsylvania Department of Environmental Protection (PA DEP), the environmental performance standards listed under this Section will be utilized by the Rockland Township Board of Supervisors, Planning Commission, and Engineer as supplemental regulations for reviewing existing or potential environmental impacts within the corporate limits of Rockland Township.

8.08.1. Air Management

- A. Open burning is only permitted in accordance with the Rockland Township Open Burning Ordinance, Ordinance No. 2008-02, as amended.
- B. No gases, vapors, odors, and/or particulates shall be emitted from a facility that would be detrimental to persons, property, animals, or vegetation. No toxic, radioactive, or corrosive gases, vapors, or fumes shall be released into the atmosphere.
- C. No odors causing annoyance or discomfort to the adjacent residents shall be detectable beyond the property lines of the commercial or industrial site on which such odors originate.
- D. The Air Pollution Control Act of 1960, PL 2119 of the Commonwealth of Pennsylvania (as amended) in conjunction with "Chapter 131 - Ambient Air Quality Criteria" and "Chapter 123 - Standards for

Contaminants" of "Title 25 - Rules and Regulations" 1971, as amended, shall be considered as minimum standards for the control of smoke, dust, fumes, and emissions within the Commercial District.

8.08.2. Noise and Vibration Control

- A. No continuous noise in excess of the following limits shall be permitted at the property line of the site on which the noise sources originate:

Maximum Permissible Sound Pressure Levels (In Decibels)

Frequency Band Cycles Per Second	Along AP and RC District Boundaries		Along Commercial District Boundaries Or Lot Lines
	Between 10:00 p.m. and 7:00 a.m.	Between 7:00 a.m. and 10:00 p.m.	
20 - 75	63	71	73
76-150	53	64	66
151-300	47	58	60
301-600	41	53	55
601-1,200	37	49	52
1,201-2,400	35	47	50
2,401 - 4,800	33	46	48
4,801 - 10,000	32	44	47

- B. Noise that is not smooth and continuous and is not radiated between the hours of 10:00 p.m. and 7:00 a.m. may exceed the maximum levels listed above by the following number of decibels:

Amount of Time in Any One (1) Hour Period	Increase in Decibels*
Not more than twelve (12) minutes	5
Not more than three (3) minutes	10
Not more than one (1) minute	15

* Applicable for only one increase.

- C. The levels of all sound pressure testing shall be measured with a Sound Level Meter and an Octave Band Analyzer that conforms to the specifications published by the American Standards Association.

- D. No physical vibration shall be perceptible without aid of instruments at or beyond the lot lines with the exception of temporary construction activity.

8.08.3. Glare and Heat Control

Any operation producing intensive light, glare, and/or heat shall be performed within an enclosed building or behind a solid fence in such a manner as to be completely imperceptible from any point beyond the site's boundary lines.

8.08.4. Wastewater Management

- A. In no case shall potentially hazardous effluent or waste from any commercial or industrial operations be discharged.
- B. Effluent must meet all standards specified by the Township and/or PA DEP.

8.08.5. Solid Waste Management

- A. No storage of solid waste materials on the site shall be permitted in excess of ten (10) days.
- B. All solid waste materials awaiting transport shall be properly screened and concealed from the view of all adjacent properties. All containers shall be airtight and vermin-proof and shall have adequate storage capacity to accommodate existing and projected volumes of solid waste.
- C. Incineration for the purpose of reducing or disposing liquid or solid waste material is not permitted.

8.08.6. Outdoor Storage Control

- A. No flammable or explosive liquids, solids, or gases shall be stored in bulk above ground, except for tanks or drums of less than 600 gallons of fuel that are directly connected to engines, heating devices, or appliances located and operated at the same site as the tanks or drums of fuel shall be in accordance with Federal, State, or Local fire protection regulations.
- B. All storage facilities for fuel, raw materials, and products stored outdoors shall be enclosed by a fence or planting screen adequate to conceal the storage facilities from the view of adjacent properties.
- C. No materials or waste shall be deposited on-site in such form or manner by which it can be transported off-site by natural causes or forces.

- D. No substance that has the potential to contaminate groundwater or surface water shall be permitted to be stored outside unless the owner can provide safeguards that are satisfactory to the Township and the PA DEP.

8.08.7. Utility Management and Control

All commercial and industrial uses requiring energy in the form of electric, diesel, gas, oil, and the like shall comply with the most acceptable safety requirements recognized by the PA Bureau of Labor and Industry and shall be so constructed and installed so as to be an integral part of the architectural features of the site. Any utility that is viewed and regarded as offensive and unsightly shall be concealed by coniferous planting where feasible.

8.08.8. Electromagnetic and Radioactive Radiation Control

All electromagnetic radiation shall comply with the regulations of the Federal Communication Commission (FCC), provided that no electromagnetic radiation shall be produced that interferes with radio or television reception or the operation of other equipment beyond the lot lines. No injurious electromagnetic radiation or radioactive emission shall be produced, and all radioactive emissions shall meet Federal and State Standards.

8.08.9. Violations

Proprietors who have been cited for any violation(s) subject to this Section shall be responsible for applicable costs incurred by the Township through background investigations, legal proceedings, retributions, and rectification measures.

Section 8.09 Fences, Walls and Hedges

- 8.09.1. No fence, wall and/or hedge shall be erected or planted within or encroaching on the road right-of-way or the clear sight triangle of intersections of streets whether public or private and the intersection of private driveways with a street.
- 8.09.2. No fence or wall, except when used as a retaining wall, buffer screen or security fence, shall exceed six (6) feet in height. All proposed fences and walls shall be designed and constructed in accordance with Township specifications.
- 8.09.3. Fences constructed of barbwire shall not be permitted. Only the tops of security fences exceeding eight (8) feet in height may utilize barbwire.
- 8.09.4. Fences, walls, and hedges shall be setback from the side and rear property lines such distance to permit their maintenance without encroaching into the adjoining property.

Section 8.10 Flag Lots

- 8.10.1. Flag lots or rear lots are permitted in all zoning districts.
- 8.10.2. Every principal building shall be built upon a lot with frontage upon a public road improved to meet the Township's standards or upon a lot with a fifty (50) foot fee simple access extending from a public road. The fifty (50) foot access strip shall not be used to compute lot area requirements.
- 8.10.3. In the case of a subdivision of property, only one lot with a fifty (50) foot access strip shall be permitted per subdivision of the original tract.
- 8.10.4. Should a lot, absent the necessary footage on a public street but with a fifty (50) foot access extending from a public road, be divided into two or more lots, the fifty (50) foot access shall be constructed into a road in accordance with Township specifications and dedicated to the Township as a public road. In such cases, the building setback line shall be considered to be the front yard depth specified for the applicable zoning classification as measured from the rear property line of the land between the subject lot and the public road. In the case where this rear property line is not straight or is otherwise positioned so that more than one interpretation of the correct positioning of the building setback line of the rear lot is possible, the Zoning Officer shall establish said line. Should the applicant contest the Zoning Officer's decision, an appeal may be made to the Zoning Hearing Board using the procedures established elsewhere in this Ordinance.
- 8.10.5. All structures shall be so located on the lot so as to provide the required setback should the fifty (50) foot access be constructed into a road and be extended to service adjoining properties.

Section 8.11 Front Yard Exceptions

- 8.11.1. When an unimproved lot is situated between two (2) improved lots with front yard dimensions less than those required for the zoning district in which the unimproved lot is located, the front yard required for the unimproved lot may be reduced to a depth equal to the average of the two (2) adjoining lots.
- 8.11.2. This provision shall only apply in such cases where the improved lots in question were improved as of the time of the adoption of the Ordinance, and the improvements are located within one hundred (100) feet of the unimproved lot.
- 8.11.3. For the purpose of this Section, an unimproved lot shall be the same as a vacant lot, and an improved lot shall be one on which a principal building is erected.

Section 8.12 Hazardous Areas

- 8.12.1. The Board of Supervisors may identify areas of the Township, such as mine holes, quarries, areas of naturally occurring minerals or chemicals, waste disposal areas, and waste storage areas, which could endanger the public health, safety, or welfare by potentially presenting hazards to life, health, or property if development occurs in the vicinity of such hazardous areas.
- 8.12.2. The hazardous areas shall continue to be considered as such until, after recommendation by the appropriate State, Federal, or County agency, the Township Supervisors determine that the hazards have been eliminated or adequate safeguards against such hazards have been provided.
- 8.12.3. No occupied building or well shall be located within 500 feet of a hazardous area, except an occupied building or well may be located within 300 feet of a hazardous area, provided a sufficient number of excavations and borings or wells shall be provided to determine the valid and conclusive soil, geology, and groundwater conditions and an absence of hazards as indicated.
- 8.12.4. Test results from any well closer than 500 feet to a hazardous area or any well serving an occupied building closer than 500 feet to a hazardous area shall be submitted to the Township prior to issuance of a certificate of occupancy.

Section 8.13 Height Exceptions

- 8.13.1. The building height limitations contained within this Ordinance shall not apply to chimneys, spires, cupolas, antennas, and other similar appurtenances usually required to be placed above the roof level, provided they are not intended for human occupancy and that any such projection that exceeds the height limitations of the applicable zoning district shall not be greater in height above its base than the shortest distance from such base to any lot line.
- 8.13.2. Unless otherwise specified in this Ordinance, no building in the Township, other than a farm building, shall exceed thirty-five (35) feet in height, provided that such height may be increased by one (1) foot for each foot by which the width of each front yard, side yard, and rear yard is increased beyond the minimum front, side, and rear yard requirements, up to a maximum of fifty (50) feet.

Section 8.14 Highway Frontage Development for Commercial Uses

- 8.14.1. All areas for off-street parking, off-street unloading and loading, and the storage or movement of motor vehicles shall be physically separated from the public road by a raised curb, planting strip, or other suitable barrier against unchanneled motor vehicles entrance or exit, except for necessary

accessways or access roads which supply entrance to and egress from such parking, loading, or storage area.

- 8.14.2. Each use with less than 100 feet of frontage on a public road shall have no more than one accessway to each such road. No use with 100 feet or more of frontage on a public road shall have more than two accessways to any one road for each 300 feet of frontage. Where practicable, movement into and out of parking areas shall avoid direct access to or from an arterial road or major collector.
- 8.14.3. Where there is more than one driveway to a parking area, the driveways, whenever possible, shall be limited to one-way travel either as an entrance to or an exit from the parking area. The width of such entrances and exits, measured at the street line, shall conform to the following schedule:

	Minimum Width (Feet)	Maximum Width (Feet)
One Way	12	26
Two Way	24	36

- 8.14.4. In all cases, the radius of the edge of the driveway apron shall be at least fifteen (15) feet but no more than fifty (50) feet.
- 8.14.5. The location and width of exit and entrance driveways shall be planned to interfere as little as possible with the use of adjacent property and with pedestrian and vehicular traffic on adjacent roads. The centerline of the access driveway on to or from any public road shall be located at least 75 feet from the intersection of any road lines.

Section 8.15 Lighting •

- 8.15.1. When the property on which any activity is conducted is illuminated at night, such illumination shall be so designed and located that the light sources are shielded from adjoining residences and roads.
- 8.15.2. No direct beams of light shall be directed toward adjacent properties or toward public roads, except from street lights intended for the lighting of roads, the location of which have been approved by the Township and the appropriate utility company.
- 8.15.3. No lighting shall be utilized in such a manner to produce a light intensity greater than 0.1 foot-candles beyond the lot boundaries when the adjacent land is in residential use.

Section 8.16 Outdoor Storage

- 8.16.1. Outdoor storage of any type shall not be permitted unless such storage conforms to the normal functions and procedures conducted on the premises.
- 8.16.2. Outdoor storage of any type shall be prohibited if such storage is considered and/or construed as unsightly, malodorous, hazardous to the environment, and/or potentially detrimental to the health and safety of the adjacent property owners.

Section 8.17 Prohibited Uses

No building or structure may be erected, altered, or used and no lot or premises may be used for any activity that is continuously noxious, injurious, or offensive by reason of dust, smoke, odor, fumes, noise, vibration, gas, effluent discharge, illumination, or similar substances or conditions.

Section 8.18 Public Utility Standards

The restrictions of this Ordinance shall not apply to any existing or proposed building or extension thereof used by any public utility corporation, if, upon petition of the corporation, the Public Utility Commission shall, after a public hearing, decide that the present or proposed situation of the building in question is reasonably necessary for the convenience or welfare of the public.

Section 8.19 Residential Conversions

- 8.19.1. The Zoning Hearing Board may authorize as a special exception the conversion of any single-family detached dwelling into a dwelling for not more than two (2) families.
- 8.19.2. The following conditions shall be met:
 - A. the lot area per family is not reduced to less than the minimum lot area per family;
 - B. the yard, building, area, and other applicable requirements for the district shall not be reduced; and
 - C. provisions for adequate water supply and waste disposal shall be made in accordance with the requirements of PA DEP.
- 8.19.3. If such conversion is authorized, the Zoning Hearing Board may prescribe such further conditions with respect to the conversion and use of the dwelling, as it deems appropriate.

Section 8.20 Temporary Structures

- 8.20.1. A temporary permit shall be issued for the authorization of temporary structures or uses necessary during construction or other special circumstances of a discontinuing nature.
- 8.20.2. The time period of the initial permit shall be one year, and it may be renewed for 3-month time periods up to but not exceeding one year.
- 8.20.3. The temporary structure(s) shall be removed completely within thirty (30) days of the expiration of the permit without cost to the Township.

Section 8.21 Visibility at Intersections.

On every corner lot, a yard equal in depth to the front yard requirement of the zoning district in which the corner lot is located, shall be provided on each side of the lot that is adjacent to a road.

Section 8.22 Wetlands

The U.S. Army Corps of Engineers in conjunction with the US EPA have defined the term "wetlands" as follows:

- 8.22.1. Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.
- 8.22.2. The three major characteristics of wetlands include vegetation, soil and hydrology.
- 8.22.3. All land designated as "wetlands" within Rockland Township are subject to restrictions and/or permits by PA DEP and US Army Corps of Engineers. The applicant shall submit to the Township all documentation and/or applications submitted to the PA DEP and/or the US Army Corps of Engineers including any resulting correspondence and permits that is subsequently issued by the PA DEP and/or US Army Corps of Engineers.
- 8.22.4. The applicant shall provide a wetland delineation report and plan where the Township consultants or Zoning Officer believes wetlands may exist on a property that is the subject of a permit, subdivision or land development application.
- 8.22.5. The requirements of Article 7 shall apply to wetland areas.