

ARTICLE 8

SPECIFIC CRITERIA

SECTION 8.0 SPECIFIC STANDARDS FOR SPECIAL EXCEPTION AND CONDITIONAL USES

In addition to the general criteria, the following sets forth standards that shall be applied to each individual special exception or conditional use. These standards must be satisfied prior to approval of any application for a special exception or conditional use. The applicant shall be required to demonstrate compliance with these standards and must furnish whatever evidence is necessary to demonstrate such compliance. All uses must comply with the standards expressed within the underlying zone, unless those standards expressed for each special exception or conditional use specify different standards; in such cases, the specific special exception or conditional use standards shall apply.

For the purposes of this Article, any required setbacks imposed upon special exceptions or conditional uses shall be measured from the boundary line of the site for which the special exception or conditional use is requested, regardless of whether or not this line corresponds to a property line or a lease line.

SECTION 8.1 ACCESSORY APARTMENTS

Within the (AR) and (R) Zone, accessory apartments are permitted by special exception, subject to the following criteria:

1. Only one (1) accessory apartment shall be permitted as an accessory use to a principal owner-occupied single-family detached dwelling;
2. An accessory apartment shall be contained within the principal building or within a portion of an accessory building;
3. Regardless of the location of the accessory apartment, no accessory apartment shall comprise more than forty percent (40%) of the habitable floor space contained within the principal dwelling;
4. The applicant shall demonstrate that an approved means of sewage disposal and reliable water supply shall be used;
5. All units contained on floors above or below grade shall have a direct means of escape to ground level;
6. Any modifications to the external appearance of the building (except fire escapes) shall complement its residential character; and,

7. One (1) off-street parking space shall be provided in addition to those required by other uses on the property.

SECTION 8.2 ADULT-RELATED USES

Within the (I) Zone, adult-rated uses are permitted by conditional use, subject to the following criteria:

1. An adult-related use shall not be permitted to be located within one thousand (1,000) feet of any other adult-related facility;
2. No adult-related use shall be located within six hundred (600) feet of any residentially-zoned land;
3. No adult-related use shall be located within six hundred (600) feet of any parcel of land which contains any one or more of the following specified land uses:
 - a. Amusement park
 - b. Camp (for minors activity)
 - c. Child care facility
 - d. Church or other similar religious facility
 - e. Community center
 - f. Museum
 - g. Park
 - h. Playground
 - i. School
 - j. Other lands where minors congregate
4. The distance between any two adult entertainment establishments shall be measured in a straight line, without regard to intervening structures, from the closes point on the exterior parcel line of each establishment. The distance between any adult entertainment establishment and any land use specified above shall be measured in a straight line, without regard to intervening structures, from the closes point on the exterior property line of the adult entertainment establishment to the closest point on the property line of said land use;
5. No materials, merchandise, or film offered for sale, rent, lease, loan, or for view upon the premises shall be exhibited or displayed outside of a building or structure;
6. Any building or structure used and occupied as an adult-related use shall be windowless, or have an opaque covering over all windows or doors of any area in which materials, merchandise, or film are exhibited or displayed, and no sale materials, merchandise, or film shall be visible from outside of the building or structure;

7. No sign shall be erected upon the premises pictorially depicting or giving a visual representation of the type of materials, merchandise or film offered therein;
8. Each entrance to the premises shall be posted with a notice specifying that persons under the age of seventeen (17) years are not permitted to enter therein and warning all other persons that they may be offended upon entry;
9. No adult-related facility may change to another adult-related facility, except upon approval of an additional conditional use;
10. The use shall not create an enticement for minors because of its proximity to nearby uses where minors may congregate;
11. No unlawful sexual activity or conduct shall be permitted; and
12. No more than one adult-related facility may be located within one building or shopping center.

SECTION 8.3 BED AND BREAKFASTS

Within the (AR) and (R) Zones, bed and breakfasts are permitted by special exception, subject to the following criteria:

1. Bed and breakfasts shall only be permitted within single-family detached dwellings;
2. Any modifications to the external appearance of the building (except fire escapes) shall complement its residential character;
3. All floors above or below grade shall have a permanently affixed direct means of escape to ground level;
4. One (1) off-street parking space shall be provided for each room available for rent, in addition to those required for the dwelling unit;
5. All parking areas shall be set back a minimum of twenty-five (25) feet from all property lines, and shall be screened from adjoining lots and streets;
6. A bed and breakfast may erect one (1) sign no larger than twelve (12) square feet in size, which must be set back ten (10) feet from all lot lines;
7. Meals shall be offered only to registered overnight guests;
8. The applicant shall furnish evidence that an approved means of sewage disposal and water supply shall be used; and,

9. The applicant shall furnish proof of any needed land development approvals and approval from the PA Department of Labor and Industry.

SECTION 8.4 CAMPGROUNDS/RECREATIONAL VEHICLE PARKS

Within the (AR) Zone, campgrounds are permitted by conditional use on a minimum of ten (10) acres, subject to the following criteria:

1. Setbacks - All sites shall be located at least fifty (50) feet from any side or rear property line and at least one hundred (100) feet from any public street line;
2. Each site shall be at least three thousand (3,000) square feet in size and shall either provide parking space for one (1) automobile which will not interfere with the convenient and safe movement of traffic, or equivalent parking shall be provided in a common parking area;
3. An internal road system shall be provided which shall be improved with a dustless surface.
4. All outdoor play areas shall be set back one hundred (100) feet from any property line and screened from adjoining residentially-zoned properties. Such outdoor play areas shall be used exclusively by registered guests and their visitors.
5. All campgrounds shall furnish centralized sanitary and garbage collection facilities that shall be set back a minimum of one hundred (100) feet from any property line. Such facilities shall be screened from adjoining residentially-zoned properties;
6. Any accessory retail or service commercial uses shall be set back a minimum of one hundred (100) feet from any property line. Such accessory commercial uses shall be solely designed and constructed to serve the campgrounds registered guests and their visitors. Any parking spaced provided for these commercial uses shall only have vehicular access from the campground's internal road rather than the public street. All accessory commercial uses and related parking shall be screened from adjoining residentially-zoned parcels;
7. All campgrounds containing more than one hundred (100) campsites shall have vehicular access to arterial or collector streets;
8. A campground may construct one freestanding or attached sign containing no more than thirty-two (32) square feet. Any reference to accessory commercial or recreational facilities shall remain secondary in size to the reference of the principal campground use. Such sign shall be set back at least ten (10) feet from the street right-of-way line, at least one hundred (100) feet from any residential zone, and at least twenty-five (25) feet from adjoining lot lines;

9. A minimum of twenty percent (20%) of the gross area of the campground shall be devoted to active and passive recreational facilities, which shall not be located within one hundred (100) feet of any property line. Responsibility for maintenance of the recreation area shall be with the landowner;
10. During operation every campground shall have an office in which shall be located the person responsible for operation of the campground;
11. All water facilities, sewage disposal systems, rest rooms, solid waste disposal and vector control shall be approved and maintained in accordance with the requirements of the PA DEP; and,
12. All lighting shall be arranged and shielded so that no glare or direct illumination shall be cast upon adjacent properties or public streets.

SECTION 8.5 GOLF COURSES

Within the (AR) and (R) Zones golf courses are permitted by special exception, subject to the following:

1. All principal structures attendant to operation of the golf course such as clubhouse, pro-shop maintenance and storage buildings shall be set back one hundred (100) feet from any property line.
2. In no case shall the golf course design permit or encourage a golf ball to be driven across any building, building lot, parking lot, street, access drive, or driveway;
3. The golf course design shall minimize golf path crossings of streets, access drives and driveways. Easily identifiable golf paths must be provided for crossings of streets, access drives or driveways. The golf course design shall both discourage random crossing and require use of the golf path crossings of streets, access drives and driveways with the following:
 - a. Golf path crossings shall be signed warning motorists and pedestrians and golfers. The surface of the golf path shall be brightly painted with angle stripes; and,
 - b. Golf path crossings of collector or arterial streets shall consist of a tunnel that is located below street grade. The golf course design shall both prohibit on-grade crossing of collector or arterial streets and require the use of the tunnel. The construction of the collector or arterial roadway crossing of the tunnel shall comply with PennDOT standards.

4. Golf courses may include the following accessory uses, provided such uses are reasonably size, and located primarily so as to provide direct service to the golf course employees and users and only secondarily to the public at large:
 - a. Restaurant, snack bar, lounge, and banquet facilities;
 - b. Locker and rest rooms;
 - c. Pro shop;
 - d. Administrative offices;
 - e. Golf cart and maintenance equipment storage and service facilities;
 - f. Guest lodging for those using the golf course;
 - g. Fitness and health equipment, including workout machines, spas, whirlpools, saunas, and steam rooms;
 - h. Game rooms, including card tables, billiards, ping-pong, video games;
 - i. Baby-sitting rooms and connected fence-enclosed playlots
 - j. Driving range, provided that the applicant shall furnish expert evidence that all lighting has been arranged to prevent glare on adjoining properties and streets;
 - k. Practice putting greens;
 - l. Swimming pools;
 - m. Tennis, platform tennis, handball, racquetball, squash, volleyball, and badminton courts;
 - n. Bocce ball, croquet, shuffleboard, quoits, horseshoe pits, and washers courses;
 - o. Picnic pavilions, picnic tables, park benches, and barbecue pits;
 - p. Hiking, biking, horseback riding, and cross-country ski trails; and,
 - q. Playground equipment and play lot games, including 4-square, dodge ball, tetherball, and hopscotch.

SECTION 8.6 CONVERSION OF EXISTING SINGLE-FAMILY DETACHED DWELLING

Within the (AR) Zone, the conversion of an existing single-family detached dwelling to a two-family dwelling is permitted by special exception, subject to the following criteria:

1. The lot area shall be twenty-five percent (25%) larger than the minimum required for single-family detached dwellings in the (AR) District.
2. Each dwelling shall have a minimum of two (2) points for entrance and exit.
3. There shall be a minimum of two (2) off-street parking spaces per dwelling.
4. The single-family detached dwelling to be converted shall have been in existence prior to the effective date of this Ordinance.

5. The applicant shall furnish evidence that an approved system of water supply and sewage disposal will be utilized.

SECTION 8.7 CONVERSION APARTMENTS

Within the (R) Zone, conversion apartments shall be permitted by special exception subject to the following:

1. Applicant shall demonstrate compliance with Section 8.6, items 3, 4, and 5.
2. All dwelling units within the conversion apartment building shall contain at least four hundred (400) square feet of habitable floor area.
3. There shall be a minimum lot area of three thousand (3,000) square feet for each dwelling unit established.

SECTION 8.8 DAY CARE FACILITIES

Within the (R) Zone, Day Care Facilities shall be permitted by special exception, subject to the following:

1. Lot area shall be determined on the basis of building size, yard requirements, parking and access requirements and other applicable standards.
2. A minimum of one hundred (100) square feet of usable outdoor play space and forty (40) square feet of usable indoor space must be provided for each child present at the facility, including resident children. Outdoor play areas shall not be located in the front yard.
3. Outside play shall be limited to the hours between 8:00 a.m. and 7:00 p.m.
4. A buffer yard/screen planting of no less than ten (10) feet in depth shall be established along rear and side lot lines in accordance with this Article.
5. Operators must comply with all Pennsylvania Department of Public Welfare licensing/registration requirements and any other local, state or federal regulations.
6. Off-street parking shall be provided in accordance with Article 5 Off-Street Parking.

SECTION 8.9 OUTDOOR RECREATION FACILITIES AND MEMBERSHIP CLUBS

Within the (AR) Zone outdoor recreational facilities and membership clubs are permitted as a special exception and within the (R) Zone outdoor recreational facilities (except amusement parks and paintball facilities) are permitted as a special exception all subject to the following:

1. Clubs, lodges and fraternal membership organizations shall be permitted only when conducted as non-profit enterprise; dining facilities for benefit of club members only; no sign advertising food or beverage is displayed; and buffer yards will be provided as required by this Ordinance.
2. Site development shall include protective measures to adjoining properties in regard to dust, noise, projectiles and glare, as deemed necessary by the Board to protect public safety and welfare.
3. All lighting shall be so arranged and shielded so that no unreasonable glare or illumination is cast upon adjoining residential uses in any district.
4. All facilities including buildings, playing fields, pavilions and outdoor structures shall be located no closer than one hundred (100) feet to any property line, lease line or right-of-way line. If screening, fencing or barriers are provided to prevent projectiles, balls or children from leaving the premises a 50-foot setback, as an alternative, can be used.

SECTION 8.10 GUN CLUBS (SHOOTING RANGES)

Within the (AR) Zone gun clubs (shooting ranges) are permitted by special exception subject to the following:

1. May not substantially injure or detract from the lawful existing or permitted use of neighboring properties.
2. May not substantially damage the health, safety or welfare of the Township or its residents and property owners.
3. Must comply with all applicable State and local laws, rules and regulations regarding the discharge of a firearm.
4. The storage of ammunition on the premises shall comply with all State and Federal Regulations and all ammunition stored on the premises shall be stored indoors in an area secured from general access.
5. Shall limit the number of shooters to the number of firing points or stations identified on the development plan.
6. Shall limit firing to the hours between 7:00 a.m. and 9:00 p.m.
7. A development plan shall identify the Safety Fan for each firing range. The Safety Fan shall include the area necessary to contain all projectiles, including direct fire and ricochet. The Safety Fan configuration shall be based upon qualified expert testimony regarding the

trajectory of the bullet and the design effectiveness of berms, overhead baffles, or other safety barriers to contain projectiles to the Safety Fan.

8. Any parklands with common open space made part of the conditional use application shall be so located and designed so that safe and convenient access shall be provided.

SECTION 8.11 SMALL BUSINESS SERVICES AND CRAFT INDUSTRIES

Within the (AR) Zone small business services and craft industries are permitted as a special exception, subject to the following:

1. Such small business services or craft industries shall be related to the principal agricultural character and shall primarily serve the surrounding agricultural community or reflect crafts and products reflective of the agricultural community.
2. No more than the equivalent of two (2) full-time nonresidents shall be employed by the business or industry, and at least one (1) owner/operator of the business or industry must reside on the site.
3. The use must be conducted within one (1) completely enclosed building. Where practicable the business or industry shall be conducted within an existing farm building. However, any new building constructed for business or industry use shall be no less than one hundred (100) feet from any adjoining roads or properties.
4. Any new building constructed for business or industry use shall be of a design so that it can be readily converted to agricultural use, or removed, if the business or industry is discontinued.
5. No part of a business or industry shall be located within one hundred (100) feet of any side or rear lot line.
6. The business or industry shall occupy no more than four thousand (4,000) square feet of gross floor area, nor more than one (1) acre of lot area. However, any access drive serving the business or industry and the residence shall not be calculated as land serving the business or industry.
7. No more than fifty percent (50%) of the land devoted to a business or industry shall be covered by buildings, structures, parking or loading areas, or any other impervious surfaces.

SECTION 8.12 PRIVATE SCHOOLS

Within the (R) Zone private schools are permitted by special exception, subject to the following criteria:

1. All off-street parking lots shall be set back twenty-five (25) feet and screened from adjoining property lines.
2. All buildings shall be set back at least fifty (50) feet from any adjoining land within a residential zone.
3. If education is offered below the college level, an outdoor play area shall be provided, at a rate of sixty-five (65) square feet per individual enrolled. Off-street parking lots shall not be used as outdoor play areas. Outdoor play areas shall not be located within the front yard and must be set back twenty-five (25) feet from all property lines. Outdoor play areas shall be completely enclosed by a minimum four (4) foot high fence and screened from adjoining residentially-zoned properties.
4. Enrollment shall be defined as the largest number of students on the site at any one time during a seven (7) day period.
5. Passenger “drop-off” and “pick-up” areas shall be provided and arranged so that students do not have to cross traffic lanes on or adjacent to the site.
6. Impervious cover shall not exceed fifty percent (50%).

SECTION 8.13 MEDICAL AND DENTAL CLINICS

Within the (R) Zone, medical and dental clinics are permitted as a special exception subject to the following:

1. The building shall be occupied and used only by persons licensed to practice the healing arts in Commonwealth of Pennsylvania, and their staffs.
2. The lot area shall be determined on the basis of building size, yard requirements, parking and access requirements and other applicable standards, but in no case shall be less than the minimum lot area permitted in the District in which it is located.
3. The minimum front, side and rear yard setbacks shall be no less than forty (40) feet.
4. Lot width shall be determined by the size of the building and setbacks.
5. A buffer yard/screen planting of no less than five (5) feet in depth shall be maintained along all property lines abutting a residential use.
6. Parking shall be provided in accordance with the provisions of Article 5 Off-Street Parking.
7. The total building area for a medical or dental clinic shall not exceed three thousand (3,000) square feet.

SECTION 8.14 SANITARY LANDFILLS

Within the (AR) Zone sanitary landfills are permitted as a conditional use subject to the following:

1. The sanitary landfill as defined by the PA DEP shall be operated and/or designated to be operated by the Solid Waste Plan of Franklin County as adopted by the Franklin County Board of Commissioners.
2. The applicant must demonstrate initial and continual compliance with all applicable State and Federal standards and regulations.
3. No landfill operation shall recur prior to 6:00 a.m. or after 7:00 p.m. prevailing time.
4. The actual landfill area shall be set back a minimum of three hundred (300) feet from any property or street right-of-way line and five hundred (500) feet from any occupied building or private water supply.
5. Screening shall be provided along all property and street lines which as a minimum shall include three (3) rows of trees with at least two (2) different species capable of producing the visual barricade within two (2) years of planting.
6. Applicants shall submit a traffic study by a competent professional identifying impacts and mitigation measures resulting from traffic to and from the site. Access to and from the sanitary landfill shall be limited to Commonwealth of Pennsylvania roads or private roads of the applicants.

SECTION 8.15 SURFACE MINING AND QUARRY RELATED MANUFACTURING

Within the (AR) Zone surface mining and quarry related manufacturing is permitted by conditional use subject to the following:

1. The applicant must demonstrate initial and continual compliance with all applicable State and Federal standards and regulations.
2. Haul roads and berms associated with surface mining operations shall be set back a minimum of twenty-five (25) feet from any property line or public road right-of-way and all other surface mining operations shall be set back a minimum of one-hundred (100) feet from any property line or road right-of-way.
3. Screening shall be in compliance with Section 8.13, item 5 of this Ordinance.
4. Applicant shall submit a traffic study by a competent professional identifying impacts and mitigation measures resulting from increased traffic to and from the site.

SECTION 8.16 RESERVED

SECTION 8.17 RESERVED

SECTION 8.18 SHOPPING CENTERS OR RETAIL/WHOLESALE BUILDING
EXCEEDING 20,000 SQUARE FEET

Within the (C) Commercial Zone, the above uses are permitted as a conditional use subject to the following:

1. The subject property shall front on an arterial or collector road which shall be used for ingress and egress.
2. There shall be a minimum of two (2) separate points of ingress and egress and no access points shall be located within one hundred fifty (150) feet of intersecting streets, unless such points are located directly at an intersection.
3. Management. A shopping center shall be under unified management which shall clearly establish centralized responsibility for the operation and maintenance of the project including all common areas.
4. Signs. There shall be only one free standing sign per road frontage which shall be designed and used for the purpose of announcing the shopping center itself in compliance with the applicable provisions of this Ordinance.
5. Landscaping and Parking. The parking requirements set forth in Article 5 of this Ordinance may be reduced by up to twenty percent (20%) provided the applicant landscapes the area determined by the twenty percent (20%) reduction in accordance with this Ordinance.

SECTION 8.19 MINI-WAREHOUSES (SELF SERVICE STORAGE FACILITIES)

Within the (C) Zone mini-warehouses are permitted as a conditional use subject to the following:

1. Off-street parking shall be provided at the rate of one (1) space per each twenty-five (25) units, plus one (1) per two hundred fifty (250) square feet of office space, plus two (2) per any resident manager.
2. Parking shall be provided by parking/driving lanes adjacent to the buildings. These lanes shall be at least twenty-six (26) feet wide when cubicles open onto one side of the lane only, and at least thirty (30) feet wide when cubicles open onto both sides of the lane.
3. Required parking spaces may not be rented as, or used for, vehicular storage. However, additional external storage area may be provided for the storage of privately owned travel

trailers and/or boats, so long as such external storage area is screened from adjoining residentially-zoned land and adjoining roads, and is located behind the minimum front yard setback line. This provision shall not be interpreted to permit the storage of partially dismantled, wrecked, or inoperative vehicles.

4. All storage shall be kept within an enclosed building except that the storage of flammable, highly combustible, explosive or hazardous chemicals shall be prohibited. Any fuel tanks and/or machinery or other apparatuses relying upon such fuels shall be stored only in an external storage area as described above.
5. The repair, construction, or reconstruction of any boat, engine, motor vehicle, or furniture is prohibited.
6. No door openings for any mini-warehouse storage unit shall be constructed facing any residentially-zoned property.
7. Screening shall be provided along any property line which adjoins a residentially zone district.
8. Mini-warehouses shall be used solely for the dead storage of property. The following lists examples of uses expressly prohibited upon the site:
 - a. Auctions, commercial wholesale or retail sales, or garage sales;
 - b. The servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment;
 - c. The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment.
 - d. The establishment of a transfer and storage business; and
 - e. Any use that is noxious or offensive because of odors, dust, noise, fumes or vibrations.

SECTION 8.20 SINGLE-FAMILY DETACHED DWELLINGS

Within the (I) Zone single-family detached dwellings are permitted as a conditional use subject to the following:

1. Only one (1) single-family lot may be approved per application.
2. The applicant shall demonstrate that the location of the single-family lot will not hinder or obstruct the foreseeable expansion and growth of the Industrial District.
3. The lot size shall meet the Minimum Lot Design Requirements in Section 3.4, C., and not exceed a lot area of 43,560 square feet nor a lot width of 200 feet.

SECTION 8.21 LAND APPLICATION OF SEWAGE AND SEPTIC SLUDGE WASTE

Within the (AR) Zone only, land application of sewage and septic sludge waste is permitted by conditional use subject to the following:

1. Full compliance, as indicated by the issuance of a Pa. D.E.P. Permit, with Pa. D.E.P. Chapter 271 and Chapter 275, as amended.
2. No land approved for land application of sewage/septic sludge waste shall be located within six hundred (600) feet of any residentially-zoned land or any existing residential use, including the farm house or farm stead on the farm being permitted for land application.
3. No land approved for land application of sewage/septic sludge waste shall be located within three hundred (300) feet of the following:
 - a) Intermittent or perennial stream,
 - b) Sinkholes, existing, or topographically identified surface depressions,
 - c) Water sources,
 - d) Exceptional value wetlands as defined in Chapter 105
4. Copies of all monitoring reports, notification requirements and inspection reports by Pa. D.E.P. in addition to any correspondence relating to violations, restrictions, etc. shall be sent to the Township in a timely manner.
5. Shall provide written consent of the Owner(s) of the land upon which the sewage/septic sludge waste will be land applied, on an Affidavit form supplied by the Township. Upon receipt of notice of approval of the necessary conditional use, said Affidavit shall be recorded in the Franklin County Courthouse within forty-five (45) days.
6. Shall provide written acknowledgement from the person(s) responsible for applying the sewage/septic sludge waste to the land, on an Affidavit form supplied by the Township. Upon receipt of notice of approval of the necessary conditional use, said Affidavit shall be recorded in the Franklin County Courthouse within forty-five (45) days.
7. Shall provide written acknowledgement from the person(s) responsible for the generation of the sewage/septic sludge waste to be land applied, on an Affidavit form supplied by the Township. Upon receipt of notice of approval of the necessary conditional use, said Affidavit shall be recorded in the Franklin County Courthouse within forty-five (45) days.
8. No land approved for land application sewage/septic sludge waste shall exceed an existing natural surface slope of ten (10) percent.
9. A Site Plan detailing the proposed land application area and the area within 1,000 feet of the perimeter of the land application area including the access drive from a public roadway.

Existing contours of the land application area and the perimeter area noted above at vertical intervals of two (2) feet. All existing surface topography shall be included along with any underground utility lines or pipes as identified through a current PA One Call notification.

SECTION 8.22 EQUINE AND COMMUNITY THERAPY CENTERS

Within the (AR) and (R) Zones, Equine and Community Therapy Centers are permitted by conditional use subject to the following:

1. Minimum Lot Area – 10 acres.
2. Minimum of two (2) points of ingress and egress to public roads directly from the site.
3. Applicant shall demonstrate compliance with all applicable federal, state and local laws, rules and regulations regarding the keeping and housing of livestock and manure and odor management.
4. Public or Community Water and Sewer
 - a. If the use is proposed for the R Zone, the Applicant shall connect to Public or Community Water System and Public or Community Sewer System.
 - b. If the use is proposed for the AR Zone, the Applicant shall connect to the Public or Community Water System and the Public or Community Sewer System if such existing system(s) are within one-hundred fifty (150) feet of the property on which the Center is to be located.
5. Parking shall be provided at the rate of one (1) space for each staff position and volunteer present at the Center at any one time, as well as one (1) space for each horse stall at the Center. The Applicant shall further demonstrate that sufficient temporary parking area is available on-site to accommodate scheduled community events.
6. All lighting shall be arranged and shielded so that no unreasonable glare or illumination is cast upon adjoining residential uses.
7. All facilities including buildings, stables, playing fields, pavilions and outdoor structures shall be located no closer than one-hundred (100) feet to any property line, lease line or right-of-way line.
8. Subject to compliance with the Sign regulations as set forth in Section 6.3.6. herein.
9. The Applicant shall demonstrate appropriate certification with the North American Riding for Handicapped Association (NARHA) as well as other certifications required by the Commonwealth for the type of therapy provided.

SECTION 8.23 INDEPENDENT LIVING UNIT DEVELOPMENTS

Within the (R) Zone, Independent Living Unit Developments are permitted by conditional use subject to the following:

1. The Applicant shall conclusively demonstrate that the proposed project will blend with and be compatible to the immediately surrounding neighborhood and adjacent land uses.
2. The following facilities designed and located to serve principally the residents of the development:
 - a. Dining facilities
 - b. Meeting/Activity rooms
 - c. Fitness centers and related recreational facilities
 - d. Administrative offices and maintenance facilities
3. Sidewalks or pedestrian paths shall be provided to interconnect all living units with the community service area, parking lots and facilities to be utilized by the residents to promote pedestrian travel.
4. No Building shall be higher than thirty-five feet (35') and in no event shall any building exceed two stories.
5. Impervious coverage shall not exceed fifty percent (50%).
6. No living units shall be closer than fifty feet (50') from all boundary lines of the project and internal setbacks between buildings shall be a minimum of twenty feet (20').
7. The length of the building accommodating living units shall not exceed one hundred seventy-four feet (174').
8. Any development in excess of twenty (20) dwelling units shall provide a minimum of two (2) points of ingress egress from an approved street or streets.
9. The Applicant shall conclusively document that sufficient parking is properly provided to meet the needs of the development.