

PART 7
GENERAL REGULATIONS

Section 701. Application.

Unless otherwise specified elsewhere in this Chapter, the regulations contained in this Part 7 of this Chapter shall apply to all uses within Camp Hill Borough.

Section 702. Accessory Buildings and Similar Structures.

In all zoning districts, accessory buildings and/or similar structures, including but not limited to detached garages, carports, barns, storage buildings, sheds, garden structures, etc., are permitted subject to the following criteria:

- A. Accessory buildings and similar structures shall not be erected, set, placed or otherwise permitted to be constructed upon a lot until the construction of the principal use has actually begun, except as provided in this subsection and elsewhere in this Chapter:
 - 1. One accessory building or similar structure may be erected, set, placed or otherwise permitted to be constructed upon a vacant lot in accordance with the following:
 - a. Said accessory building or similar structure shall:
 - (1). Be less than ten (10) feet in height;
 - (2). Have a building footprint of less than one hundred (100) square feet;
 - (3). Not be located upon a permanent foundation;
 - (4). Be located within twenty (20) feet of the rear lot line; and
 - (5). Be set back at least five (5) foot from any side or rear lot line.
- B. Accessory buildings and similar structures shall be located no closer than five (5) feet to the closest point of any exterior wall of the principal building on the same lot; otherwise they shall be attached to the principal building and shall be considered as part of that principal building.
- C. Accessory buildings and similar structures shall comply with the yard, setback, and other dimensional requirements of the applicable zoning district relating to accessory buildings and similar structures, except as otherwise provided for in this Section:
 - 1. For accessory buildings and similar structures located in the Residential Zoning Districts or Mixed Use Zoning Districts on a lot with a residential use upon it:
 - a. No more than two (2) accessory buildings or similar structures may be located on a lot used for single family dwellings and two-family dwellings.
 - b. The gross floor area for all accessory buildings and similar structures shall not exceed fifty (50) percent of gross floor area of the principal building.

- c. Accessory buildings and similar structures that are less than fifteen (15) feet in height, have a building footprint of less than one hundred (100) square feet, and which are not located upon a permanent foundation, shall be set back at least five (5) feet from any lot line.
 - d. When a private garage, carport, and other similar enclosed structures that is designed for the parking and/or storage of motor vehicles, abuts and has direct access to an alley, such structures shall be set back at least five (5) feet from the alley right-of-way or fifteen (15) feet from the centerline of the alley, whichever is greater.
 - e. For lots containing single family semi-detached dwellings and/or single family attached dwellings, accessory buildings and similar structures may be attached to similar accessory buildings and similar structures on abutting lots and may have the same side setback as the principal building at the shared lot line, provided that the owner of the abutting lot and building provides notarized, written consent.
 - f. Accessory buildings and similar structures that can be described as “children’s swing sets”, “children’s play equipment”, “tree houses” and “play houses”, shall be set back at least five (5) feet from any lot line.
2. The total building footprint of all accessory buildings or similar structures on a lot shall not exceed the building footprint of the principal structure on the same lot.
- D. All accessory buildings and similar structures shall comply with all applicable standards herein this Chapter, Chapter 79 relating building construction, Chapter 90 relating to construction code, uniform and elsewhere.

Section 703. All Uses Must Show Compliance With Applicable Code and Licensing Requirements.

In all zoning districts, all uses as applicable, must comply with Borough building, health, housing, rental, safety, property and other applicable local, county, state, and federal code and licensing requirements. All such licenses, certificates, and permits shall have been obtained and presented to the Borough, or shall be a condition of approval.

Section 704. Alternative Energy Systems.

The Borough is currently reviewing these alternatives as applicable.

Section 705. Appurtenant Service Equipment Screening and Location for Non-Residential and Other Uses.

In all zoning districts, for uses other than single family detached, single family semi-detached, and two-family dwellings, appurtenant service structures and areas including solid waste dumpsters, trash and refuse bins, and recycling containers; propane tanks; air conditioning units and condensers, except window units; generators; electrical transformers; and other similar appurtenant equipment or elements providing essential services to a building or lot are permitted subject to the following criteria:

- A. Appurtenant service equipment, structures, and areas including solid waste dumpsters, refuse and recycling containers, propane tanks, air conditioning units and condensers, except window units, and condensers, electrical transformers and other equipment or elements providing essential services to a building or a lot shall not be located:
 - 1. In the front yard between the principal building and the public street, excluding alleys, or within any required front setback in the Residential Zoning Districts or Mixed Use Zoning Districts;

2. In any required accessory use or structure setback, excluding those lot lines abutting any alley, or a required buffer yard;
 3. In any area of a parking lot that causes obstructed access to designated parking spaces; nor
 4. Within ten (10) feet of the Residential Zoning Districts or an existing residential use in the Mixed Use Zoning Districts.
- B. In addition to the following requirements, all service structures and areas shall be screened on all sides with a minimum of one hundred (100) percent opacity in accordance with Part 7 of this Chapter relating to *Buffer and Screening Regulations*.
1. Required screening shall enclose any service structure on all sides unless such structure must be frequently moved, in which case screening on all but one (1) side is required.
 2. Fencing, if erected, shall be constructed of the same color and material as the principal building of a lot, but may be a decorative masonry wall, excluding exposed “cinder block”. If solid weather-resistant wood or material of similar appearance (e.g., white vinyl vertical planks) is used, vegetative screen planting shall also be provided. The fence or wall shall include a self-latching door or gate. In no case shall “chain link” material or pattern fencing be used for screening.
 3. The average height of the screening shall be one (1) foot more than the height of the enclosed structure, but shall not be required to exceed eight (8) feet in height unless specified otherwise by this Chapter.
 4. When a service structure is located adjacent to a building wall, perimeter landscaping material may fulfill the screening requirements for that side of the service structure if that wall or screening material is of an average height sufficient to meet the height requirement set forth in this Section.
 5. Although service structures may be screened by plant material, such plant material may not count towards the fulfillment of any required landscaping.
 6. Whenever screening material is placed around any solid waste or trash disposal unit that is emptied or removed mechanically on a regular basis, a fixed barrier (e.g. mounted metal brackets) to contain the placement of the container shall be provided within the screening on those sides where there is such material. The barrier shall be at least eighteen (18) inches from the screening and shall be of sufficient strength to prevent possible damage to the screening when the container is moved. The minimum front opening of the screening shall be twelve (12) feet to allow service vehicles access to the container.
- C. Kitchen windows capable of being opened, and ventilation equipment outlets and other similar equipment associated with food service, restaurants, taverns / bars, and other similar food and drink service uses shall not be located or oriented directly toward any abutting property in the Residential Zoning Districts or existing residential use in the Mixed Use Zoning Districts.
- D. All ventilation equipment outlets, fume collection, and other similar equipment associated with any service / repair work area(s) and/or service / repair bay doors / openings for non-residential uses, shall not be located or oriented directly toward any abutting property in the Residential Zoning Districts or existing residential use in the Mixed Use Zoning Districts.

- E. For all non-residential uses, mixed uses, and multi-family dwelling uses in the Residential Zoning Districts or Mixed Use Zoning Districts, all rooftop mounted equipment and other similar appurtenances including stair wells, air conditioning units, large vents, heat pumps, and mechanical equipment, shall to the maximum extent feasible, be inconspicuously sited on the roof, screened via use of parapets, walls, fences, landscaping, or other approved screening, or integrated be within the roof form, so as to not be viewed from adjacent street rights-of-way, excluding alley. When fencing is proposed to be used as a rooftop equipment screen, it shall be designed to be architecturally compatible with the principal building, including design, materials, and colors.
- F. The locations of all service structures and screening shall be shown on all site plans and land development plans submitted to the Borough of Camp Hill.
- G. This Section shall not apply to dumpsters temporarily placed during actual construction or demolition on the premises.

Section 706. Buffer and Screening Regulations.

In all zoning districts, buffering and screening shall be provided subject to the following criteria:

- A. Required buffer yard and screening shall be provided on a lot proposed for development of non-residential uses and/or higher density/intensity residential dwelling types and extend the entire length of the lot line abutting a Residential Zoning District and/or lower density/intensity residential dwelling lots. See Table 7-1 Required Buffer Yards and Screening for required minimum buffer yard widths and required minimum screening opacity:

**TABLE 7-1
 REQUIRED BUFFER YARDS AND SCREENING**

WHERE A PERMITTED:	ABUTS:	MINIMUM REQUIRED BUFFER YARD WIDTH	MINIMUM REQUIRED OPACITY OF SCREENING
Non-Residential uses in the General Business and Other Zoning Districts	the Residential Zoning Districts or a lot with an existing residential use	35 ft.	80%
Non-Residential uses in the Residential Zoning Districts	a lot with an existing residential use	25 ft.	90%
Higher density residential dwelling types, except as provided herein this table below	a lot with an existing lower density dwelling type residential use	15 ft.	90%
Non-Residential uses or higher density residential dwelling types in the Mixed Use Zoning Districts*	a lot with an existing residential use or an existing lower density dwelling type residential use*	5 ft.*	90%*

* Where an existing or former residential building is being proposed for reuse for a permitted non-residential use, and where there is insufficient distance between said building and the abutting lot line to achieve the required five (5) foot buffer yard, there shall be no buffer yard required for the area of the lot where said building is located, as long as screening with no less than one hundred (100) percent opacity is provided in the

area of the lot where said building is located. Remaining portions of the lot shall comply with the buffer yard and screening requirements provided for elsewhere in this Section.

- B. No buffer yard shall be required for a non-residential use, mixed use, or higher density residential dwelling type use separated from the Residential Zoning Districts and/or existing lower density residential dwelling type lots in the Mixed Use Zoning Districts (as applicable) by a public street right-of-way, excluding alleys.
- C. All required buffer yard areas shall be planted and maintained with vegetative cover and living material, as well as any required screening, and kept free of:
 - 1. Buildings and structures, excluding fences and walls;
 - 2. Dumpsters and refuse containers;
 - 3. Parking lots / areas;
 - 4. Loading and unloading areas; and
 - 5. Any type of storage of goods, materials, equipment, or vehicles;
 - 6. Any type of display and sales; and
 - 7. Any business activity.
- D. Signs shall be permitted in a buffer yard that abuts a street right-of-way, and shall otherwise comply with Part 8 of this Chapter.
- E. Stormwater management facilities and structures may be maintained within a buffer yard, but the existence of such facilities or structures shall not be a basis for a failure to meet the screening requirements.
- F. Buffer yards may be crossed by access drives, driveways, sidewalks, or easements with a maximum width of thirty-five (35) feet, provided the centerline of the access drive, driveway, sidewalk, or easement crosses the lot line and buffer yard at not less than seventy-five (75) degrees; however, no turning or maneuvering of vehicles shall be permitted in the buffer yard area.
- G. Buffer yards may be located within any required setback or yard.
- H. Screen Plantings. Where screen planting are provided in buffer yards, said screen plantings must be located in the exterior portion of the required buffer yards, and shall be evenly spaced extending the length of the lot line in accordance with the following:
 - 1. Plant materials used in screen planting shall be of such species as will produce, within two (2) years, a year-round visual screen in accordance with the standards set forth in Table 7-2 Screen Planting Materials:

**TABLE 7-2
SCREEN PLANTING MATERIALS**

DESCRIPTION	MINIMUM HEIGHT (MEASURED FROM THE FINISHED GRADE)	MINIMUM DISTANCE (MEASURED ON CENTER)
Trees		
Deciduous Trees*	6 ft.	30 ft.
Evergreen Trees	6 ft.	15 ft.
Shrubs		
Deciduous Shrubs	4 ft.	3 ft.
Evergreen Shrubs	4 ft.	3 ft.

* Deciduous trees that are used in the planting of a buffer yard and elsewhere on the lot shall be in accordance with those identified within Chapters 179 relating to subdivision and land development and 187 relating to trees.

2. Screen plantings shall be maintained permanently in a healthy condition. Any screen plantings that die or are severely damaged shall be replaced by the current property owner to the maximum extent feasible considering growing seasons, within a maximum of one hundred fifty (150) days.
3. Screen plantings shall be placed so that at maturity they will be located not closer than two (2) feet from any street right-of-way line or property line.
4. In order to aid surveillance and minimize the potential for crime, screen plantings shall also be sited, massed, and scaled to maintain visibility of doors and first (1st) or ground floor windows from the street and from within the development to the maximum extent feasible. Planting patterns shall not obstruct sight lines or create isolated areas, especially near pedestrian walking paths. A clear sight triangle in accordance with Part 9 in this Chapter relating to *Driveways and Access Drives* shall be maintained at all street intersections and at all points where access drives and driveways intersect public streets.
5. Screening plantings shall be interrupted only at:
 - a. Approved vehicle or pedestrian ingress and egress approximately perpendicular, but not less than seventy-five(75) degrees, to the lot;
 - b. Locations necessary to comply with safe sight distance requirements; and
 - c. Locations needed to meet other specific state, Camp Hill Borough, and utility requirements.
6. Trees that are used in the planting of a buffer yard and elsewhere on the lot shall be in accordance with those identified within Chapters 179 relating to subdivision and land development and 187 relating to trees.
 - a. If more than twenty (20) evergreen plants are proposed, no more than fifty (50) percent shall be of one (1) species.

7. Screen plantings shall be provided between the lot line and any off-street parking area, loading area, and any outdoor solid waste storage and refuse area for any non-residential use, multi-family dwelling use, single family attached use, and/or mixed use where the parking or solid waste storage and refuse area abuts property in the Residential Zoning Districts or existing single family detached dwelling or two family detached dwelling in the Mixed Use Zoning Districts.
- I. Fences and Walls as Screening.
 1. Each buffer yard may include fences and walls which shall be located in the interior portion of the required buffer yards that extend the length of the lot line in accordance with the following:
 - a. Fences and walls shall not be used the sole means of complying with required screening, and screen plantings shall be used in combination with fences or walls.
 - b. Fences and walls that are placed in a buffer yard shall be located between the principal and related accessory uses and any required screen plantings.
 - c. In addition to any requirements set forth in this Section, all fences and walls shall comply with the requirements set forth in Part 7 of this Chapter relating to *Fences and Walls*.
 - J. Berms as Screening.
 1. Each buffer yard may include berms in accordance with the following requirement:
 - a. Berms shall be constructed with slopes not to exceed thirty-three (33) percent with side slopes designed and planted in such a manner so as to prevent erosion and stormwater runoff, and with a rounded top surfaces that are a minimum of two (2) feet in width at the highest points of the berm, extending the length of the berms.
 - b. The top of berms shall be planted with screen plantings.

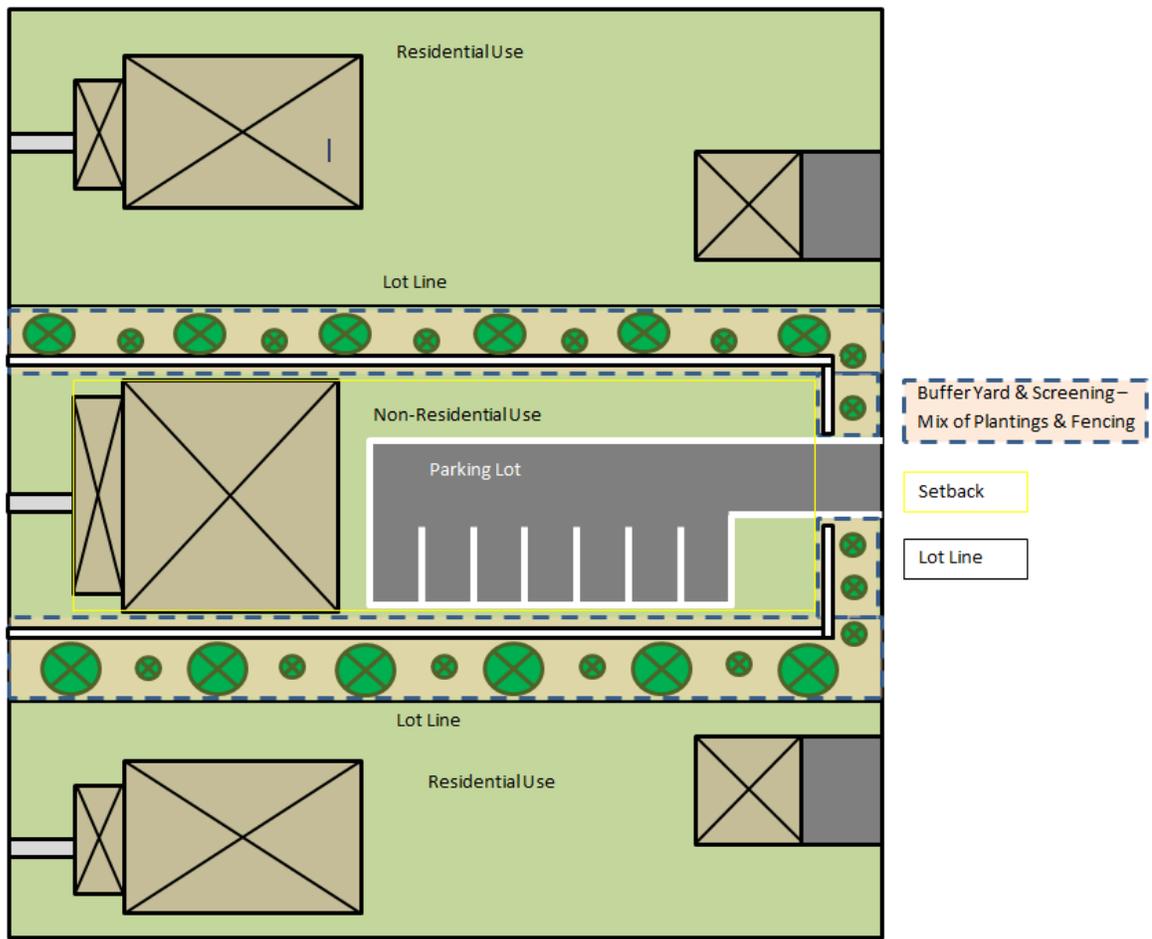


Figure 7.1 Buffer and Screening Example – Plan View

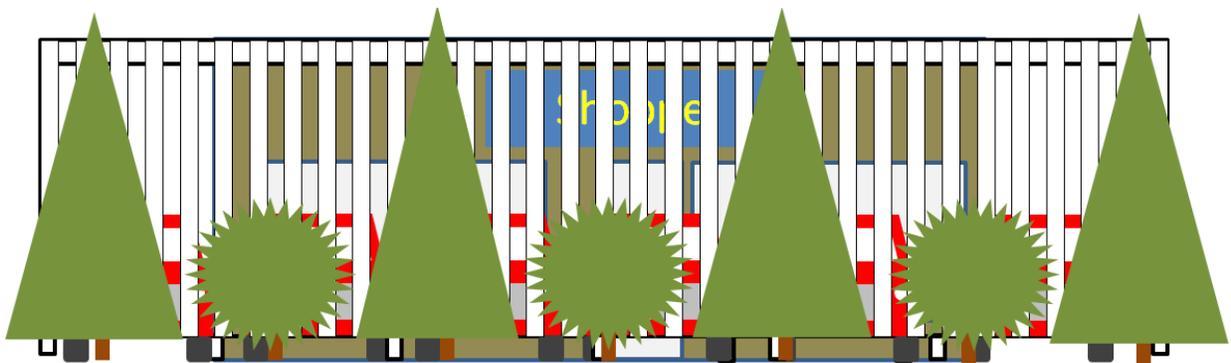


Figure 7.2 Buffer and Screening Example – Profile View

Section 707. Bus / Transit Shelters.

In all zoning districts, bus / transit shelters are permitted subject to the following criteria:

- A. Bus / transit shelters may be located within any required yard or setback.

- B. Only the following signs shall be permitted, and shall otherwise comply with Part 8 of this Chapter:
1. One (1) two (2) sided sign with a maximum sign area of eight (8) square feet, which shall only be internally illuminated in accordance with Part 8 of this Chapter.
 2. Non-illuminated signs identifying the name of the transit provider, route schedules and maps.
- C. The location of a bus / transit shelter shall not interfere with pedestrian traffic along a sidewalk and shall be not located within a clear-sight triangle as set forth in Part 9 of this Chapter relating to *Driveways and Access Drives*.
- D. There shall be a legally binding commitment provided by a responsible entity to properly maintain the bus / transit shelter and to remove the shelter if it is not needed in the future or if it is not properly maintained.
- E. Bus / transit shelters shall be durably constructed and shall be covered by a roof. For security and safety purposes, the majority of the side and rear walls of the bus / transit shelter shall be constructed of a clear, shatter resistant material.
- F. Any lighting elements shall not be directly visible from outside the bus / transit shelter, and shall comply with Part 7 of this Chapter relating to *Performance Standards for All Uses*.

Section 708. Crops / Gardening.

In all zoning districts, crops / gardening is permitted subject to the following criteria:

- A. The use includes the sale of harvestable products, limited to those grown on-site.
- B. Crops / gardening is not subject to yard or setback requirements, but shall be located completely within the property boundary and no part may coincide with any property line.
- C. All related accessory structures shall comply with requirements of this Chapter, including the requirements for accessory structures in the applicable zoning district.

Section 709. Essential Services.

In all zoning districts, essential services are permitted as needed to provide service to lots, structures, and buildings. See also Part 7 of this Chapter relating to *Appurtenant Service Equipment Screening and Location for Non-Residential and Other Uses*.

Section 710. Fences and Walls.

- A. In all zoning districts, fences and walls are permitted subject to the following criteria:
1. Fences and walls shall be setback a minimum of one (1) foot outside any right-of-way or from any lot line or sidewalk whichever is greater.
 2. Fences and walls shall be durably constructed and well-maintained. Fences and walls that have deteriorated parts and materials shall be replaced or removed.
 3. No fence or wall shall obstruct the clear-sight triangle requirements set forth in Part 9 of this Chapter relating to *Driveways and Access Drives*.

4. No fence or wall shall be erected in a street right-of-way or other rights-of-way, including public or private drainage, utility or access easements, unless otherwise required by this Chapter and/or any other chapter in the Codified Ordinance of the Borough of Camp Hill.
5. Fences and walls, in addition to the applicable standards provided in Part 7 of this Chapter relating to *Fences and Walls*, shall also comply with the following:
 - a. Fences and walls located in the front yard between the principal building and the street, excluding alley, in the Residential Zoning Districts or Mixed Use Zoning Districts shall:
 - (1). Be an open-type of fence (e.g., picket, metal post, wrought iron or split rail) with a minimum of fifty (50) percent open area to fifty (50) percent structural area.
 - (2). Not exceed forty-eight (48) inches in height, except on corner lots, where fences and wall shall not exceed thirty-six (36) inches in height but the height of any fence or wall may exceed the maximum height by one (1) additional foot for each two (2) additional feet by which the fence or wall is set back behind the principal building's front building line.
 - (3). Not be constructed of "chain link" material or pattern. Fences shall not be constructed of corrugated metal, corrugated fiberglass, or sheet metal. Fences are encouraged to be constructed using weather resistant wood, vinyl materials that resemble wood, or vinyl materials that resemble historic style metal post fences.
 - b. Fences and walls that are located within the Residential Zoning Districts Mixed Use Zoning Districts or upon a lot with a residential use upon it shall not exceed) six (6) feet in height along the side and rear lot lines.
 - c. Fences within the other zoning districts shall not exceed eight (8) feet in height.
 - d. Any fence or wall exceeding six (6) feet in height shall contain openings therein equal to fifty (50) percent of the area of that portion of the wall or fence exceeding six (6) feet.
 - e. Structural posts of a fence shall not extend more than six (6) inches above the height of the fence.
 - f. Unless required for security purposes, no fence or wall shall be constructed of barbed wire, razor, or other sharp components capable of causing injury, and only then if the portion of the fence containing the barbed wire, razor, or other sharp components capable of causing injury is not lower than six (6) feet above the average surrounding ground level.
 - g. No fence or wall shall be constructed out of fabric, junk, inoperable vehicles, appliances, tanks or barrels.
 - h. If one (1) side of a fence or wall includes posts, supports, and framework that clearly are not designed and integrated as a decorative feature of the fence, or if one (1) side of a fence or wall does not match design patterns of the opposite side, then the side of the fence including the framework shall be placed to face toward the interior of the lot upon

which it is located, as opposed to the side of the fence which faces a street or abutting lots.

- (1). Brick may be used for posts, supports, or as a base for a fence or wall, provided the maximum fence or wall height for the fence or wall portion is not exceeded.
 - (2). Living fences are permitted in rear and side yards up to twelve (12) feet.
6. Walls, in addition to the applicable standards provided in this subsection, shall also comply with the following standards:
- a. Engineered retaining walls necessary to hold back slopes are exempt from the regulations of this Section and are permitted by right as needed in all zoning districts.
 - b. Walls that are structurally part of a building shall be regulated as part of that building.
 - c. Concrete and/or similar other block walls shall be of a decorative nature, painted or have decorative colors and/or materials on all sides that face outward away from or toward the exterior of the lot or parcel upon which it is located, as opposed to facing toward the interior of the lot.
7. One arbor, awning, canopy, trellis or similar decorative garden structure not exceeding ten (10) feet in height and four (4) feet in width shall be permitted within the front yard, provided that it is not within a clear sight triangle as required herein Part 9 of this Chapter relating to *Driveways and Access Drives*.

Section 711. Garage Sales / Yard Sales.

Unless provided elsewhere in the Codified Ordinances of the Borough of Camp Hill, garage sale / yard sales are permitted in all zoning districts subject to the following criteria:

- A. A landowner and/or occupant may conduct a maximum of two (2) garage sales / yard sales per year. The total number of garage sales/ yard sales permitted per calendar year shall not exceed two (2) per unit of occupancy.
- B. No garage sale / yard sale shall be conducted for a period longer than two (2) consecutive days.
- C. Garage sales / yard sales shall be limited to the selling of personal and household items.
- D. In no case shall any aspect of the garage sale / yard sale interfere with or otherwise obstruct pedestrian and vehicular traffic, and shall not be conducted in a public right-of-way including sidewalks and streets, except that parking may occur where permitted, and shall comply with the clear sight triangle as required herein Part 9 of this Chapter relating to *Driveways and Access Drives*
- E. The conduct of a garage sale / yard sale beyond the extent herein represents a commercial business and requires appropriate zoning authorization.

Section 712. Habitable Floor Area and Minimum Size of Dwelling Units.

In all zoning districts, the minimum habitable floor area and size of dwelling units shall be in accordance with the following criteria:

- A. Unless otherwise provided for in Part 7 and Part 11 of this Chapter, minimum room sizes shall be in accordance with Chapter 79 relating to building construction, Chapter 90 relating construction code, uniform, and/or any health, sanitation, or property maintenance chapter within the Codified Ordinances of the Borough of Camp Hill.
- B. Unless otherwise provided for in Part 7 and Part 11 of this Chapter, each dwelling unit shall include a minimum of five hundred (500) square feet of enclosed habitable floor area. This minimum floor area shall be increased to eight hundred (800) square feet if there are three (3) or more bedrooms.

Section 713. Height Exceptions and Alterations.

In all zoning districts, the following height exceptions and alterations shall apply:

- A. Height regulations shall not apply to the following structures, provided the structures do not exceed the height limitations of the applicable zoning district, by more than fifteen (15) feet: skylights, steeples of places of worship, antennas, flagpoles, roof or buildings mounted wind energy systems, spires, belfries, cupolas, domes, chimneys, ventilators, water tanks, bulkheads, utility poles or towers, silos, clock or bell towers, elevator shafts, mechanical equipment or other appurtenances usually required to be and customarily placed above roof level and not intended for human occupancy.
- B. Height regulations shall not apply to the following structures, provided the structures comply with the specific height regulations for the use, set forth in this Chapter:
 - 1. Telecommunication towers as set forth in Part 11 of this Chapter relating to *Telecommunication Signal Site*;
 - 2. Wind energy systems as set forth in this Part 7 of this Chapter relating to *Alternative Energy Systems*.
- C. The height of any principal structure may exceed the maximum permitted height requirements by one (1) additional foot for every one (1) additional foot that the width of each yard exceeds the required yard and setback regulations for principal structures within the applicable zoning district.

Section 714. Hours of Operation and Management Plan.

In all zoning districts, the hours of operation and management of activities of proposed non-residential uses and mixed use developments shall be appropriately scheduled, operated, and maintained to protect the existing neighborhood and residential uses from detrimental noise, disturbance, or interruption. A “hours of operations and management plan” shall include the following, unless the Zoning Officer determines such information is unnecessary to determine compliance with this Section.

- A. Address of the premises of proposed use including tax parcel identification number.
- B. Name and general and specific type of the proposed use (e.g. commercial use, retail sales).
- C. Name and related contact information of the owner, on-site manager, and/or other authorized agent of the proposed use and the lot (e.g. telephone number[s], email address, etc.).
- D. The nature of the on-site activities and operations involved in the proposed use (e.g. the type of products, materials, equipment and/or processes, etc.).
- E. Advertising associated with the proposed use, as applicable.

- F. Estimated number of employees, patrons, and/or occupants, including per shift and maximum permitted occupancy, as applicable.
- G. The gross floor area of the building(s) and gross area of the lot devoted to the proposed use.
- H. General description of the land uses adjacent to the property and on the same block.
- I. Intended market area / service area of the proposed use, as applicable.
- J. Vehicles and traffic associated with the proposed use (e.g. employees and customers / occupants deliveries, loading, etc.).
- K. Hours and days the proposed use will be open and/or operating including any expected “special events”, as applicable.
- L. The disposal of materials will be accomplished in a manner that complies with Borough, State, and Federal regulations, including but not limited to those listed in this Part 7 of this Chapter relating to *Non-Residential and Other Uses Waste Handling Requirements*.
- M. A discussion of any possible impacts and/or problems the proposed use may cause (e.g. traffic, odor, noise, smoke, dust, litter, glare, vibration, electrical disturbance, wastewater, stormwater, solid waste, etc.) and specific measures employed to mitigate or eliminate any negative impacts / problems. The applicant shall further furnish evidence that the impacts generated by the proposed use will be within acceptable levels, as regulated by applicable laws and ordinance, including but not limited to those listed in this Part 7 of this Chapter relating to *Performance Standards for All Uses*.

Section 715. Landscaping and Vegetation Preservation.

In all zoning districts, landscaping and vegetation shall be subject to the following criteria:

- A. Any part of a lot which is not used for structures, buildings, access drives, driveways, loading areas, parking spaces and aisles, sidewalks, designated storage areas, other structures, or hardscaping shall be provided with an all-season, well-maintained groundcover, and to the maximum extent feasible, include trees and shrubs.
- B. In order to aid surveillance and minimize the potential for crime, plantings shall be sited, massed, and scaled to maintain visibility of doors and first (1st) or ground floor windows from the street and from within the development to the maximum extent feasible. Planting patterns shall not obstruct sight lines or create isolated areas, especially near pedestrian walking paths. A clear sight triangle in accordance with Part 9 of this Chapter relating to *Driveways and Access Drives*, shall be maintained at all street intersections and at all points where access drives and driveways intersect public streets.
- C. Vegetation Preservation. Vegetation preservation is governed by the standards in this Section and the provisions of the PA MPC. The removal of trees, shrubbery, foliage, grass, or groundcover, other natural growth shall be permitted when in conformance with the provisions of this Chapter, or Chapter 179 relating to subdivision and land development, and/or other relevant chapter of the Codified Ordinances of the Borough of Camp Hill. The grubbing activity shall be permissible, upon zoning officer review and approval of the application as required by the Borough. A permit shall be prepared and issued for an approved application. Violations and penalties associated with cutting and clearing of vegetation include:
 - 1. Forestry activities of timber harvesting and/or logging shall comply with Part 11 of this Chapter relating to *Forestry (Timer Harvesting)*.

2. The cutting of trees and/or clearing of vegetation within a required buffer yard as required by Part 7 of this Chapter relating to *Buffer and Screening Regulations* is prohibited. Only the removal and replacement of damaged/deceased trees and/or vegetation is permitted. Grubbing activity is permitted where the purpose is to improve the appearance of the lot.
- D. Shade Trees. As part of the construction of any new street or establishment of any new principal use, shade trees shall be required to be planted in accordance with Chapters 187 relating to trees and 179 relating to subdivision and land development.

Section 716. Lot Frontage onto Improved Streets.

- A. Lot frontage required on improved streets in all zoning districts shall be subject to the following criteria:
1. Each proposed new lot and principal building shall abut one (1) of the following:
 - a. A public street right-of-way, excluding alleys, with at least twenty-four (24) feet of right-of-way;
 - b. A street, excluding alleys, proposed to be dedicated to the Borough by the subdivision plan which created such lot; or
 - c. An existing (at date of adoption of this Chapter) private street, excluding alleys, which meets all of the requirements of a public street.
 2. The erection of a principal building on any lot which existed at the time of the enactment of this Chapter and does not have lot frontage on a public street right-of-way, excluding alleys, shall be permitted if the applicant provides proof of access to the property in the form of a legal document recorded at the Cumberland County courthouse. If the existing document does not address access rights and maintenance responsibilities between the landowner and affected parties, or if no such document exists, a new document shall be recorded that does address these issues. In addition, the landowner shall enter into a binding legal agreement with the Borough of Camp Hill prepared by the Borough of Camp Hill Solicitor outlining the responsibility of each party as it pertains to the private right-of-way.
 3. Access to lots shall comply with Part 9 of this Chapter and/or Chapter 179 relating to subdivision and land development.

Section 717. Non-Residential and Other Uses Waste Handling Requirements.

In all zoning districts, for all uses other than single family and two-family dwellings, waste handling and material disposal methods and procedures shall be subject to the following criteria. The following detailed information is required to be submitted concerning waste handling and material disposal methods and procedures:

- A. Listing of all materials to be used and/or generated on the site;
- B. Listing of all wastes (e.g., food and greases; animal wastes; solid wastes; medical wastes; and hazardous wastes; etc.) generated on the site; and
- C. Evidence shall be provided indicating that the disposal of all materials and wastes shall be accomplished in a manner that complies with Chapter 120 relating to garage, rubbish, and refuse, as well as any county, state and federal regulations. Such evidence shall, at a minimum, include copies of working plans for the cleanup of litter and recycling showing exterior trash and recycling receptacles that are provided amid any an outdoor display and/or sales area, parking lot facilities open to the public, and other outside public

areas designed and proposed for patrons and customers of the use. Such receptacles shall be routinely emptied so as to prevent the scattering of litter and debris.

Section 718. Number of Principal Uses and/or Principal Structures Per Lot.

In all zoning districts, the number of principal uses and/or principal structures permitted per lot shall be subject to the following criteria:

- A. A lot in the DT Zoning District, CN Zoning District, or General Business and Other Zoning Districts may include more than one (1) permitted principal use and/or structure provided all other requirements of this Chapter are met. If differing dimensional requirements apply for different uses on the lot, then the most restrictive requirement shall apply.
 - 1. For example, if “use A” requires a twenty (20) foot minimum setback and “use B” on the same lot requires a ten (10) foot minimum setback, then the lot shall have a required minimum setback of twenty (20) feet.
 - 2. The lot may include a condominium form of ownership of individual buildings, with a legally binding property owner or other similar type of association, if the applicant proves to the satisfaction of the Zoning Officer, based upon review by the Borough Solicitor, that there will be appropriate legal mechanisms in place and compliance with applicable State law.
- B. A lot within the Residential Zoning Districts, MDRO Zoning District, or HDRO Zoning District, shall not include more than one (1) principal use or one (1) principal structure unless specifically permitted by this Chapter.
 - 1. A mobile / manufactured home park, condominium residential development, single family attached dwelling, or multi-family dwelling development may include more than one (1) principal building per lot, provided all other requirements of this Chapter are met.
 - 2. A condominium form of ownership of individual dwelling units, with a legally binding homeowners or other association, may be established if the applicant proves to the satisfaction of the Zoning Officer, based upon review by the Borough Solicitor, that there will be appropriate legal mechanisms in place and compliance with applicable state law.

Section 719. Ornamental Ponds.

In all zoning districts, ornamental ponds are permitted subject to the following criteria:

- A. No ornamental pond shall:
 - 1. Be capable of holding water at a depth of more than twenty-four (24) inches;
 - 2. Be capable of holding more than four hundred fifty (450) cubic feet of water; and/or
 - 3. Have a length or diameter exceeding fifteen feet (15).
- B. Ornamental ponds shall comply with all accessory use and structure setbacks for the applicable zoning district.
- C. All such ponds shall be maintained so as not to pose a nuisance by reason of odor, or the harboring of insects and/or vermin.

- D. Water shall not be discharged from an ornamental pond directly onto any public right-of-way or within ten (10) feet of any adjacent property without the applicable owner's consent.
- E. Ornamental ponds shall not be located over a drainage, utility, or access easement.
- F. No such pond shall be used for the commercial hatching of fish or other aquatic species.
- G. Otherwise, ornamental ponds not meeting the requirements set forth in subsection A., in addition to the standards in this Section, shall also comply with the requirements of the Part 7 of this Chapter relating to *Swimming Pools, Private Household*, and Chapters Chapter 79 relating to building construction and Chapter 90 relating construction code, uniform, and 154 relating to property maintenance.

Section 720. Outdoor Furnace.

- A. The design and installation of outdoor furnaces shall conform to the EPA Phase 2 emission standards, other applicable industry standards, and the manufacturer's specifications. The manufacturer's specifications shall be submitted as part of the application.
- B. There shall not be more than one (1) outdoor furnace permitted per lot.
- C. Outdoor furnaces shall not be located in the front yard.
- D. No outdoor furnace shall be located within:
 - a. One hundred fifty (150) feet of any front lot line; nor
 - b. One hundred (100) feet from any side lot line or rear lot line; nor
 - c. Two hundred fifty (250) feet from an abutting property in the Residential Zoning Districts or existing residential use in the Mixed Use Zoning Districts.
- E. All on-site utility and transmission lines that are part of the outdoor furnace shall be placed underground.
- F. All outdoor furnaces shall be inconspicuously sited when viewed from adjacent street rights-of-way.
- G. Outdoor furnaces shall have a permanently installed stack that extends at least twelve (12) feet above the ground and installed according to manufacturer's specifications.
- H. The use of starter fluids such as lighter fluid, gasoline, and other chemicals to ignite an outdoor furnace is prohibited.
- I. Outdoor furnaces shall be equipped with a properly functioning spark arrestor.
- J. Waste associated with outdoor furnaces shall be properly stored and disposed in accordance with Part 7 of this Chapter relating to *Non-Residential and Other Uses Waste Handling Requirements*.
- K. Smoke and emissions from outdoor furnaces shall comply with Part 7 of this Chapter relating to *Performance Standards for All Uses*.

Section 721. Outdoor Storage and Outdoor Stockpiling.

In all zoning districts, unless otherwise permitted elsewhere in this Section, Part 3 through 5 of this Chapter relating to *Permitted Uses*, and Part 11 of this Chapter, the outdoor storage and outdoor stockpiling shall be permitted subject to the following criteria:

- A. Outdoor storage and outdoor stockpiling shall not include the sale of any bulk materials including goods, material, and merchandise offered for sale to customers. Otherwise, it shall be considered outside sales and display and must comply with the provisions set forth elsewhere in Part 7 and Part 11 of this Chapter relating to *Outside Display and Sales*.
- B. Outdoor storage and outdoor stockpiling shall not occupy any part of the existing or future street right-of-way (including sidewalks and alleys), required off-street parking areas, buffer yards, or any other areas specifically prohibited as set forth in this Chapter.
- C. In the Residential Zoning Districts or Mixed Use Zoning Districts:
 - 1. On lots used for single family dwellings and two-family dwelling lots, the outdoor storage and stockpiling of:
 - a. Personal material, except firewood, for more than one (1) year shall be prohibited. In all instances, outdoor stockpiling of personal material shall not be located in the front yard between the principal building and the public street, excluding alleys, or within any required front setback. All such stockpiling shall comply with accessory use and structure yard and setback requirements for the applicable zoning district.
 - b. Non-personal material including goods, junk, material, or merchandise associated with and generated by an off-site business or non-residential establishment shall not be permitted.
 - 2. On non-residential use, mixed use, and multi-family dwelling use lots, the outdoor storage and stockpiling of bulk items, including but not limited to goods, material, equipment, merchandise, junk, waste, discarded or salvaged material, machinery, equipment, or automobile, truck, or other vehicle parts shall not be permitted. All related storage must be within a completely enclosed building.
 - 3. Outdoor storage and outdoor stockpiling shall not be located in the front yard between the principal building and the public street, excluding alleys, nor within any required front, side, or rear setback.
- D. In the LIN Zoning District:
 - 1. All bulk items, materials and activities not within completely enclosed buildings shall be surrounded by a fence or wall at least six (6) feet in height and provided with screening in accordance with Part 7 of this Chapter relating to *Buffer and Screening Regulations*, with no less than one hundred (100) percent opacity. Any gate in a fence shall be similarly constructed and maintained and shall be kept securely locked at all times when the establishment is not in operation.
 - 2. The outdoor storage and outdoor stockpiling may be located in the front yard between the principal building and the public street, excluding alleys, but shall not be located within any required yard or setback.
 - 3. In order to prevent dust, erosion, and excessive water flow across streets or abutting property, all areas used for the outdoor storage and stockpiling shall be graded for proper drainage and

shall be improved with a durable and dustless surface (e.g., concrete or bituminous concrete unless an alternative material and/or design as part of a readily accepted stormwater BMP, in accordance with Chapter 174 relating to stormwater management, Chapter 179 relating to subdivision and land development, or any other construction materials specifications adopted by the Borough) and approved by the Borough Engineer.

- 4. All items and materials stored as part of outdoor storage and stockpiling shall be kept in an orderly fashion to permit access by emergency responders.
- E. Compost. The placement of compost as an accessory use to a residential use of a lot is permitted, subject to all accessory use, building, and structure setbacks of the applicable zoning district. Only waste materials from the residential use of the lot shall be deposited within the compost, and in no case shall meat, or meat by-products, dairy products, or bones be composted. All compost shall be properly maintained so as not to become a nuisance to nearby properties.

Section 722. Performance Standards for All Uses.

In all zoning districts, all uses (as applicable) shall be subject to the following performance standards:

- A. All projects that require the additional use of new facilities or essential services including sewers, storm drains, fire hydrants, potable water, public streets, street lighting and similar services, shall obtain such approval as required by the agency providing such service prior to project approval. No availability of essential services shall be permitted to be grounds for denying permits for additional development until such services are available. The jurisdiction is not obligated to extend or supply essential services if capacity is not available. If capacity is available, the extension of services shall be by and at the cost of the developer, unless the jurisdiction agrees otherwise. All service extensions shall be designed and installed in full conformance with the jurisdiction’s standards for such service, and shall be subject to review, permit and inspection as required by other policies or ordinances of the jurisdiction.
- B. All uses shall be subject to and comply with the following regulations, where applicable.
 - 1. Vibration. Ground vibration inherently and recurrently generated on the lot and detectable without instruments on any adjacent lot shall be prohibited, except that temporary vibration as a result of construction or vehicles which enter or leave the lot (e.g., trucks, trains, airplanes, helicopters, and other similar motor vehicles) shall be permitted. Otherwise all of the applicable “Rules and Regulations” of the Pennsylvania Department of Environmental Protection (DEP) shall be complied with.
 - 2. Noise.
 - a. Noise from non-residential uses which are determined to be objectionable because of volume, frequency, or beat shall be muffled or otherwise controlled in accordance with the standards in the Section. For purposes of this standard, all non-residential uses shall comply with Table 7-3 Noise Standards:

**TABLE 7-3
 NOISE STANDARDS**

LAND USE OR ZONING DISTRICT RECEIVING THE NOISE	HOURS / DAYS	MAXIMUM SOUND LEVEL*
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LAND USE OR ZONING DISTRICT RECEIVING THE NOISE	HOURS / DAYS	MAXIMUM SOUND LEVEL*
At a lot line of any abutting property in the Residential Zoning Districts or existing residential use in the Mixed Use Zoning Districts	7:00 a.m. to 9:00 p.m. other than Sundays, Christmas Day, Thanksgiving Day, New Year's Day, Labor Day, Memorial Day, and the 4 th of July (Daylight Time)	60 dBA**
	9:00 pm to 7:00 am, plus all day Sunday, Christmas Day, Thanksgiving Day, New Year's Day, Easter Sunday, Labor Day, Memorial Day, and the 4 th of July (Daylight Time)	52 dBA
At any other lot line	All times and days	60 dBA

*or ten (10) decibels above ambient noise in any one hour, whichever is higher.

** includes the operation of off-road internal combustion vehicles

- b. Noise is measured from the lot line. The ambient sound measurement, known as “A-weighted sound level” is taken where the noise from the non-residential use cannot be heard, or when the use is not in operation and therefore not producing noise. The ambient sound level shall be considered the level that is exceeded ninety (90) percent of the time when the noise measurements are taken.
- c. The maximum permissible sound level limits set forth in the above table shall not apply to any of the following noise sources:
 - (1). Sound needed to alert people of an emergency.
 - (2). Repair or installation of utilities or construction of structures, sidewalks, or streets between the hours of 7:00 a.m. and 8:00 p.m., except for clearly emergency repairs which are not restricted by time.
 - (3). Household power tools and lawn mowers between the hours of 8:00 a.m. and 9:00 p.m.
 - (4). Agricultural activities, including permitted agricultural operations, but not exempting a commercial kennel.
 - (5). Public celebrations specifically authorized by the Camp Hill Borough Council or a county, state or federal government agency or body.
 - (6). Unamplified human voices or the sound of a single animal.
 - (7). Routine ringing of bells and chimes by a place of worship or Borough clock.
 - (8). Vehicles operating on a public street, railroads and aircraft.
 - (9). Emergency power generation equipment used during a power outage.

3. Air Pollution and Airborne Emissions: No pollution of air by fly ash, dust, vapors or other substance shall be permitted which is harmful to health, animals, vegetation or other property or which can cause spoiling of property. Otherwise all of the applicable “Rules and Regulations” of the DEP shall be complied with.
4. Odors: No malodorous gas or matter shall be permitted which is discernible at any and all property lines of the subject property on which the odor source is located.
5. Water Pollution: Water pollution shall be subject to the standards established by the Pennsylvania Fish and Boat Commission, Department of Environmental Protection, and The Clean Streams Law, June 22, 1937 P.L. 1987, 35 P.S. 691, or as amended.
6. Mine Reclamation and Open Pit Setback: Refer to Pennsylvania Act 147, the “Surface Mining Conservation and Reclamation Act” of 1971, or as amended.
7. Glare and Heat: Any operation producing intense glare or heat shall be conducted within an enclosed building or with other effective screening in such a manner as to make such glare or heat completely imperceptible from any point along the property line. No heat from any use shall be sensed at any property line to the extent of raising the ambient temperature of air or materials more than five (5) degrees Fahrenheit. Any operation or activity that produces glare shall be conducted so that direct or indirect light from the source shall not cause illumination in excess of five-tenths (0.5) footcandles measured at the property line. Otherwise, all of the applicable “Rules and Regulations” of the DEP shall be complied with.
8. No use or operation shall be permitted which creates a public nuisance or hazard to adjoining property by reason of fire, explosion, radiation or other similar cause. Additionally, all uses and operations shall comply with the following:
 - a. Electromagnetic Interference. In all zoning districts, no use, activity or process shall be conducted which produces electric and/or magnetic fields which adversely affect public health, safety and welfare, including but not limited to interference with normal radio, telephone or television reception and/or transmission off the premises where the activity is conducted.
 - b. Fire and Explosive Hazards. Fire protection and fire-fighting equipment, procedures and safety protocols acceptable to the Borough of Camp Hill fire standards, National Fire Protection Association, Chapter 79 relating to building construction, Chapter 90 relating to building code, uniform, and Chapter 113 relating to fire prevention, and other applicable chapters of the Codified Ordinances of the Borough of Camp Hill shall regulate hazards of fire and explosion arising from the storage, handling or use of substances, materials or devices and from conditions hazardous to life, property or public welfare in the occupancy of a structure or premises.
 - c. Toxic and Hazardous Substance Storage. Storage of toxic and hazardous substance shall meet the requirements of the Pennsylvania Department of Environmental Protection, Pennsylvania Labor and Industry (L&I), and/or the United States Environmental Protection Agency (USEPA).
 - d. The use of off-road internal combustion vehicles constitutes a non-residential use.
9. Outdoor Lighting: Outdoor lighting is permitted subject to the following criteria:

- a. All outdoor lighting fixtures including but not limited to those used for parking areas, buildings, building overhangs, canopies, signs, billboards, displays and landscaping, shall be full cut-off type fixtures.
- b. Full cut-off fixtures shall be installed and maintained so that the shielding is effective so that all light emitted is projected below a horizontal plane running through the lowest light-emitting part of the fixture.
- c. Automobile-oriented uses including but not limited to automobile, boat, heavy equipment, mobile / manufactured home, recreational vehicle and similar motor vehicle rental / sales, repair / service, washing and/or fuel / gas sales and drive-thru facilities shall install recessed ceiling fixtures in any canopy.
 - (a). Any canopy over gasoline pumps shall have a maximum distance between the ground level and the underside of the canopy of twenty (20) feet. If the ground level is sloped, or the canopy is sloped to deflect noise and soot away from neighboring properties, then a portion of the canopy may have a greater height, provided that the maximum height is twenty (20) feet at the portion of the canopy that is closest to an adjacent street.
- d. Where permitted, signs that are wholly illuminated from within and freestanding signs that are externally illuminated with an exposed lamp not exceeding twenty-five (25) watts do not require shielding.
- e. Light trespass over a non-residential or mixed use property line shall be limited to no more than five-tenths (0.5) footcandles measured at the property line. All on-site lighting of buildings, lawns, parking areas and signs shall be designed so as not to shine onto any adjacent property or building, or to cause glare onto any public street right-of-way or vehicle thereon.
- f. Measurement.
 - (1). Light levels shall be measured in footcandles with a direct reading, portable light meter. Readings shall be taken only after the cell has been exposed long enough to take a constant reading.
 - (2). Measurements shall be taken at the lot line, along a horizontal plane at a height of three and one-half (3 ½) feet above the ground.
- g. All non-essential outdoor lighting fixtures, including parking, sign, display and aesthetic lighting, shall be turned off after business hours. Only lighting needed for safety or security may remain lit after close of business, in which case the lighting shall be reduced to the minimum level necessary.
- h. Light poles shall not exceed a height of:
 - (1). Twenty (20) feet within the Residential Zoning Districts or Mixed Use Zoning Districts; and
 - (2). Thirty-five (35) feet within the General Business and Other Zoning Districts.
- i. Exemptions.

- (1). Decorative outdoor lighting fixtures with bulbs of less than twenty-five (25) watts, installed seasonally, are exempt from the requirements of this subsection.
 - (2). Overhead street lighting, warning, emergency, and traffic signals are exempt from the requirements of this subsection.
 - (3). Temporary construction or emergency lighting is exempt from the requirements of this subsection. Such lighting shall be discontinued immediately upon completion of the construction work or abatement of the emergency necessitating such lighting.
 - (4). Nothing in this subsection shall apply to lighting required by the FAA or any other federal regulatory authority.
10. In order to determine whether a proposed use will conform to the requirements of this Section of this Chapter, Camp Hill Borough may obtain a qualified consultant's report, whose cost for services shall be borne by the applicant.

Section 723. Pets, Keeping Of.

In all zoning districts, unless provided elsewhere in the Chapter 71, relating to animals, the outdoor keeping of pets is permitted subject to the following criteria:

- A. The keeping of pets outdoors and any related structure shall comply with Chapter 71 relating to animals, Chapter 154 relating to property maintenance, and other applicable health and safety codes, as well as any applicable State regulations.
- B. The keeping of pets outdoors and any related structure shall not create a serious nuisance (including noise or odor), a health hazard or a public safety hazard. The owner of the pet(s) shall be responsible for collecting and properly disposing of all fecal matter from pets.
- C. The keeping pets outdoors and any related structure, shall comply with the yard and setback requirements for accessory structures in the applicable zoning district.

Section 724. Public Water and Sewage Required.

All lots in all zoning districts shall be subject to the following criteria:

- A. All lots shall be served by both public water and public sewage services in accordance with Chapters 168 relating to sewers and 179 relating to subdivision and land development.

Section 725. Repair of Personal, Passenger, or Recreational Motor Vehicles.

In all zoning districts, the routine maintenance, repair and servicing of personal, passenger, or recreational motor vehicles including go-carts and racing vehicles that are owned or leased by the owner and/or occupant of the residential use is permitted as an accessory use to the residential use, when the owner and/or occupant is performing such services outside of a building, subject to the following criteria:

- A. All vehicles shall be maintained with current, valid license plates and inspection stickers (where applicable), and shall be kept in operable condition.
- B. All work shall be performed on the vehicle owner's or lessee's property of residence.

- C. Work shall be limited to the following:
1. Servicing and replacement of spark plugs, batteries, distributors and distributor parts;
 2. Repair and replacement of tires and wheels, excluding recapping or regrooving;
 3. Replacement of water hoses, fan belts, brake fluids, transmission fluid, oil filters, air filters, oil, grease, light bulbs, floor mats and carpeting, seat covers, seat belts, windshield wipers, mirrors and engine coolants;
 4. Repair and replacement of car radios, CD players, amplifiers, speakers, and similar electronic devices;
 5. Cleaning and flushing of radiators only when flushed into water-tight containers;
 6. Repair and replacement of fuel pump and line repairs;
 7. Minor servicing and adjustments;
 8. Minor motor adjustments, that do not involve the removal of the heads or replacement of head gasket or crankcase, or the prolonged revving of the motor;
 9. Minor body repairs, excluding the replacement of body parts, the complete repainting of the body and the application of undercoating;
 10. Cleaning of all exterior and interior surfaces, including washing, shampooing, vacuuming, ribbing, polishing, waxing, and the application of paint sealants.
- D. All by-products or waste fuels, lubricants, chemicals, and other products shall be properly disposed of.
- E. No vehicle shall be stored in a “jacked-up” position or on blocks for more than seventy-two (72) consecutive hours in a seven (7) day period when located in the front yard between the principal building and the public street (excluding alleys), nor within any required setback.
- F. Neither of the following shall be maintained or repaired upon residential lots in the Residential Zoning Districts nor Mixed Use Zoning Districts:
1. Motor vehicles with an aggregate gross vehicle weight rating of more than fourteen thousand (14,000) pounds;
 2. Vehicles not owned or leased by an owner and/or occupant of the lot.

Section 726. Reverse Frontage Lots or Double Frontage Lots.

In all zoning districts, reverse frontage lots or double frontage lots shall be subject to the following criteria:

- A. Reverse frontage lots or double frontage lots shall follow the frontage, front and rear setbacks, building and development orientation, and access patterns of the surrounding development of the majority of the existing adjacent double frontage lots on the same shared block face (between two [2] intersecting streets) along the same side of the street.

- B. Where no other reverse frontage lots or double frontage lots exist nearby, such reverse frontage lots or double frontage lots shall comply with the Chapter 179 relating to subdivision and land development and have two (2) required front yards and front setbacks, resulting in one (1) front yard on each street. Building and development orientation shall face the street conveying the higher amount of existing or proposed daily traffic, while access to the lot shall be provided from the street conveying the lesser amount of existing or proposed daily traffic. This specifically includes alleys.

Section 727. Sale of Personal, Passenger, or Recreational Motor Vehicles.

In all zoning districts, the sale of personal, passenger, or recreational motor vehicles is permitted subject to the following criteria:

- A. Owners and/or occupants of the lot may display a maximum of two (2) personal, passenger, or recreational motor vehicles titled to the land owner or occupant of the building or lot, for sale at any time. Such displays shall be for a maximum of sixty (60) days not more than twice a calendar year. Two (2) signs a maximum of six (6) square feet each may be displayed per vehicle. All such vehicle sale activities shall be in accordance with applicable state regulations.
- B. Neither of the following shall be sold on residential lots in the Residential Zoning Districts nor Mixed Use Zoning Districts:
1. Motor vehicles with an aggregate gross vehicle weight rating of more than fourteen thousand (14,000) pounds;
 2. Vehicles not owned or leased by a resident or owner of the lot.
- C. Otherwise, it shall be considered motor or automobile, heavy equipment and similar motor vehicle sales and must comply with all applicable provisions set forth in Part 11 of this Chapter.

Section 728. Satellite Dish Antennas.

In all zoning districts, satellite dish antennas are permitted subject to the following criteria:

- A. Consideration shall be given to the physical characteristics of the surrounding neighborhood, the property, the location of existing structures, and the feasibility of obtaining reception in the siting of satellite dish antennas.
- B. Satellite dish antennas may be located on accessory structures (e.g., garages or sheds).
- C. Satellite dish antennas should be attached to the rear of the principal structure in the following locations (in order of preference):
1. On the rear building line (wall) of any structure;
 2. The rear slopes of the roof; or
 3. The center of a flat roof;
- D. Satellite dish antennas attached to a structure shall be at least eight (8) feet above adjoining ground level.
- E. Satellite dish antennas should employ colors that tend to mask their appearance and that are appropriate to the colors of structures upon which they are mounted.

- F. All freestanding, detached, ground mounted and freestanding satellite dish antennas shall comply with the yard and setback requirements for accessory structures in the applicable zoning district.
- G. In no case shall satellite dish antennas project into any public right-of-way (including streets, alleys, sidewalks, etc).
- H. The location of the satellite dish antennas shall not interfere with or otherwise obstruct pedestrian and vehicular traffic:
 - 1. Traveling within a public right-of-way including sidewalks and streets;
 - 2. Entering or leaving the lot or adjacent lots (including access drives and driveways); and
 - 3. Shall be not located within a clear-sight triangle as set forth in Part 9 of this Chapter relating to *Driveways and Access Drives*.
- I. Notwithstanding the standards in this Section, these standards shall not conflict with or supersede any rule or regulation relating satellite dishes as governed by the Federal Communications Commission under the federal Telecommunications Act of 1996.

Section 729. Swimming Pools, Private Household.

- A. In all zoning districts, private household outdoor swimming pools are permitted subject to the following criteria:
 - 1. All swimming pools shall comply with the requirements of Chapter 79 relating to building construction and Chapter 90 relating construction code, uniform, and Chapter 154 relating to property maintenance.
 - 2. No swimming pool shall be permitted to be located in the front yard between the principal building and the public street, excluding alleys, or within any required front setback.
 - 3. Swimming pools shall be set back a minimum of ten (10) feet from any lot line, and any associated decking, filtration, pumps, piping, and similar appurtenances must comply with accessory structure and use setbacks for the applicable zoning district.
 - 4. Water shall not be discharged from a swimming pool directly onto any public right-of-way or within ten (10) feet of any adjacent property without the applicable owner’s consent.
 - 5. Pools shall not be located over a drainage, utility, or access easement.
 - 6. All on-site, outdoor lighting shall be designed to prevent glare to adjoining properties by employing hooded, shielded, or screened fixtures that confine glare to the site, and shall comply with all provisions for lighting in Part 7 of this Chapter relating to *Performance Standards for All Uses*.
 - 7. These standards shall not apply to “kiddie” or “wading” pools, or pools designed with pools walls not capable of holding water at a depth of more than twenty-four (24) inches of water.

Section 730. Temporary Structures.

In all zoning districts, the following temporary structures are permitted on a temporary basis subject to the following criteria:

- A. Temporary Construction Sheds and Trailers are permitted on a temporary basis subject to the following criteria:
1. Temporary construction sheds and trailers shall be permitted only during the period that the construction work is in progress. A permit for the temporary structure shall be obtained from the Zoning Officer prior to the commencement of construction and shall be renewed every one hundred eighty (180) days.
 2. Temporary construction sheds and trailers shall be located on the lot on which the construction is progressing and shall not be located within ten (10) feet of any lot line abutting an existing residential use.
 3. Temporary construction sheds and trailers shall be used only as temporary field offices and for storage of incidental equipment and supplies and shall not be used for any dwelling use.
 4. A temporary construction shed and trailer may be permitted to be used for use as a temporary sales center for residential lots. The maximum gross floor area of such a temporary sales center shall be five hundred (500) square feet.
 5. No hazardous or flammable materials shall be stored in temporary construction sheds or trailers.
- B. Temporary, Non-Traditional Storage Units, including those commercially known as “pods” or enclosed “containers” of a box trailer with or without wheels, are permitted on a temporary basis subject to the following criteria:
1. Temporary, non-traditional storage units shall be permitted for a maximum period of sixty (60) consecutive days in any one (1) calendar year. This period may be extended upon written request to the Zoning Officer for a period not exceeding one hundred eighty (180) days.
 2. Temporary, non-traditional storage units shall comply shall comply with the yard and setback requirements for accessory structures in the applicable zoning district.
 3. No temporary, non-traditional storage unit shall be used for permanent storage.

Section 731. Traffic Impact Study Required.

Unless provided in elsewhere in the Codified Ordinances of the Borough of Camp Hill Chapter 179 relating to subdivision and land development, a traffic impact study shall be required for certain developments (as provided below) to be submitted subject to the following criteria:

- A. Studies Required
1. Abbreviated Traffic Impact Study. Whenever a proposed development project will generate fifty (50) to ninety nine (99) new vehicle trips in the peak direction (inbound or outbound) during the site peak traffic hour, the applicant shall perform an abbreviated traffic impact study. Based on this study, certain improvements may be identified as necessary to provide safe and efficient access to the development. The abbreviated traffic impact study shall include:
 - a. A capacity analysis report prepared under the supervision of a qualified and experienced professional transportation engineer licensed and registered to practice in the Commonwealth of Pennsylvania or professional or certified transportation planner.

approved. Non-site traffic may be estimated using any one of the following three (3) methods: “Build-up” technique, area transportation plan data or modeled volumes, and trends or growth rates.

5. Trip Generation Rates Required. The traffic impact study shall include a table showing the land use categories and quantities, with the corresponding trip generation rates or equations (with justification for selection of one or the other), and resulting number of trips. The trip generation rates used must be either from the latest edition of Trip Generation by ITE, or from a local study of corresponding land uses and quantities. All sources must be referenced in the study.
6. Consideration of Pass-By Trips. If pass-by trips or shared trips are a major consideration for the land use in question, ITE studies should be referenced and interviews should be conducted and documented at similar land uses.
7. Rate Sums. Any significant difference between the sums of single-use rates and proposed mixed-use estimates must be justified and explained in the study.
8. Explanations Required. The reasoning and data used in developing a trip generation rate for special/unusual generators must be discussed and agreed upon with the Borough prior to using.
9. Definition of Influence Area. Prior to trip distribution of site-generated trips, an influence area must be defined which contains eighty (80) percent or more of the trip ends that will be attracted to the development. A market study can be used to establish the limits of an influence area, if available. If no market study is available, an influence area should be estimated based on a reasonable documented estimate. The influence area can also be based on a reasonable maximum convenient travel time to the site, or delineating area boundaries based on locations of competing developments.

Other methods, such as using trip data from an existing development with similar characteristics or using an existing origin-destination survey of trips within the area, can be used in place of the influence area to delineate the boundaries of the impact.

10. Estimates of Trip Distribution Required. Trip distribution can be estimated using any one of the following three (3) methods:
 - a. Analogy.
 - b. Trip distribution model.
 - c. Surrogate data.

Whichever method is used, trip distribution must be estimated and analyzed for the horizon year. A mixed-use development may require more than one distribution and coinciding assignment for each phase (for example, residential and retail phases on the same site). Consideration must also be given to whether inbound and outbound trips will have similar distributions.

11. Trip Assignments. Assignments must be made considering logical routings, available roadway capacities, left turns at critical intersections, and projected (and perceived) minimum travel times. In addition, multiple paths should often be assigned between origins and destinations to achieve realistic estimates rather than assigning all of the trips to the route with the shortest travel time. The assignments must be carried through the external site access points and in large projects [those producing five hundred (500) or more additional peak direction trips to or from

the site during the developments peak hour] through the internal roadways. When the site has more than one (1) access drive or driveway, logical routing and possible multiple paths should be used to obtain realistic access drive or driveway volumes. The assignment should reflect conditions at the time of the analysis. Assignments can be accomplished either manually or with applicable computer models.

If a thorough analysis is required to account for pass-by trips, the following procedure should be used:

- a. Determine the percentage of pass-by trips in the total trips generated.
 - b. Estimate a trip distribution for the pass-by trips.
 - c. Perform two (2) separate trip assignments, based on the new and pass-by trip distributions.
 - d. Combine the pass-by and new trip assignment. Upon completion of the initial site traffic assignment, the results should be reviewed to see if the volumes appear logical given characteristics of the road system and trip distribution. Adjustments should be made if the initial results do not appear to be logical or reasonable.
12. Total Traffic Impacts. Motorized and non-motorized traffic estimates for any site with current traffic activity must reflect not only new traffic associated with the site's redevelopment, but also the trips subtracted from the traffic stream because of the removal of a land use. The traffic impact study should clearly depict the total traffic estimate and its components.

13. Capacity Analysis. Capacity analysis must be performed at each of the major street and project site access intersection locations (signalized and unsignalized) within the study area. In addition, analyses must be completed for roadway segments deemed sensitive to site traffic within the study area as determined by the Borough. These may include such segments as weaving sections, ramps, internal site roadways, parking facility access points, and reservoirs for vehicles queuing on- and off-Site. Other locations may be deemed appropriate depending on the situation.

The recommended level-of-service analysis procedures detailed in the most recent edition of the Highway Capacity Manual must be followed.

The operational analyses in the Highway Capacity Manual should be used for analyzing existing conditions, traffic impacts, access requirements, or other future conditions for which traffic, geometric, and control parameters can be established.

14. Turn Lane Warrant Analysis. Conduct turn lane warrant analysis at all unsignalized intersections in accordance with current PennDOT methodology.
15. Required Levels-of-Service. The recommendations of the traffic impact study shall provide safe and efficient movement of traffic to and from and within and past the proposed development, while minimizing the impact to non-site trips. The current levels-of-service must be maintained if they are levels "C" or "D", not allowed to deteriorate to worse than level "C" if they are currently levels "A" or "B", and improved to level "D" if they are levels "E" or "F".
16. Documentation Required. A traffic impact study report shall be prepared to document the purpose, procedures, findings, conclusions, and recommendations of the study.
- a. The documentation for a traffic impact study shall include, at a minimum:

- (1). Study purpose and objectives.
 - (2). Description of the site and study area.
 - (3). Existing roadway conditions in the area of the development.
 - (4). Recorded or approved development(s) within the traffic impact study area.
 - (5). Trip generation, trip distribution, and modal split.
 - (6). Projected future motorized and non-motorized traffic volumes.
 - (7). An assessment of the change in roadway operating conditions resulting from the development traffic.
 - (8). Recommendations for site access and transportation improvements needed to maintain and/or improve motorized and non-motorized traffic flow to, from, within, and past the site at an acceptable and safe level-of-service.
 - (9). Transit location, availability of bike routes, connection to a park and/or trail system.
- b. The analysis shall be presented in a straight forward and logical sequence. It shall lead the reader step-by-step through the various stages of the process and resulting conclusions and recommendations.
 - c. The recommendations shall specify the time period within which the improvements should be made (particularly if the Improvements are associated with various phases of the development construction), and any monitoring of operating conditions and improvements that may be required. The recommendations shall also identify who will be responsible for making the improvements.
 - d. To the maximum extent feasible, data shall be presented in tables, graphs, maps, and diagrams for clarity and ease of review.
 - e. To facilitate examination by the Borough, an executive summary of one (1) or two (2) pages shall be provided, concisely summarizing the purpose, conclusions, and recommendations.
 - f. The study documentation outlined above provides a framework for site traffic access/impact study reports. Some studies will be easily documented using this outline. However, the specific issues to be addressed, local study requirements, and the study results may warrant additional sections.
17. A traffic impact study shall include all of the aforementioned components, unless the applicant can demonstrate by credible evidence, and is agreed upon by the Borough, that certain components are not necessary for certain projects.
- C. Responsibility for Improvements. Based upon the findings and recommendations of the traffic impact study, the applicant shall be responsible for the transportation related improvements required to provide safe and convenient ingress and egress to the development site and shall be incorporated into the subdivision and/or land development plan and implemented and installed at the applicant's expense.

Section 732. Yard and Setback Exceptions and Alterations.

In all zoning districts, yard and setback exceptions and alterations are permitted subject to the following criteria:

A. Projections into Required Yards and Setbacks.

1. Covered and uncovered stoops less than thirty (30) square feet, and related awnings and hand railings, may project into required yards or setbacks, not more than five (5) feet.
2. Patios, terraces, decks, and other similar uncovered structures provided the structure elevation shall not be more than three (3) feet above the yard grade, may extend or project into required side or rear yard or setback not more than five (5) feet as long as there is a minimum of five (5) feet remaining between the structure and the lot line.
3. Cornices, eaves, sills, or other similar architectural features (e.g., gutters, bay windows, window awnings, chimneys, or similar structures including solar energy systems, attached to the wall of any building, may extend or project into any required yard or setback, not more than three (3) feet.
4. Exterior stairways, fire escapes, or other required means of egress, ground-mounted doors for basement access, or other similar structures that do not include space usable by persons may extend or project into a side or rear yard or setback of a lot, not more than five (5) feet as long as there is a minimum of five (5) feet remaining between the structure and the lot line.
5. Covered porches and those porches with enclosed habitable spaces, shall be considered as part of the principal building and shall not extend or project into any required yard or setback.
6. Exterior walkways, sidewalks, stairs and related hand railings, window wells, and such other structures customarily incidental to the principal or accessory building, may extend or project into any required yard or setback of a lot provided the structure height shall be not more than twelve (12) inches above the yard grade. The maximum structure height shall not apply to related hand railings.
7. For all handicapped ramps, landings, and other features necessary to provide entrance and accessibility to a building which project into any required yard or setback, see Chapter 79 relating to building construction and Chapter 90 relating construction code, uniform and the reasonable accommodation provisions set forth in Part 12 of the Chapter relating to *Administration*.

B. Yard and Setback Alterations. In addition to any yard and setback alterations permitted in specific zoning districts set forth in Parts 3 – 5 of this Chapter, the following yard and setback alteration methods may be used as applicable:

1. Front Yard and Setback. Except as otherwise provided in this Chapter, on a lot proposed for development, where the required front setback regulations for the applicable zoning district are greater than the actual distances that the existing buildings on abutting lots are setback from the street right-of-way, the required front yard and setback may be altered to be similar to those distances between existing principal buildings and the street right-of-way on the abutting lots, in accordance with the following standards:
 - a. Identify the existing principal buildings on the lots abutting the lot proposed for development. Calculate the average setback distance between the existing principal buildings and the street rights-of-way line(s) on the abutting lots.

1. If an abutting lot is vacant, the required setback of the abutting vacant lot shall be assumed to be the minimum front setback standard regulated in the applicable zoning district.
 2. For corner lots, this value shall be calculated using each abutting lot, which includes those abutting lots having frontage on and the existing principal buildings oriented toward the intersecting street.
- b. The front building setback for the building on the lot proposed for development shall be no closer toward, and no farther away from, the street right-of-way than the front building line of existing buildings on abutting lots, unless all buildings on the abutting lots have the same building setback distance.
1. Front building façades and/or covered front porches shall be permitted to fulfill this requirement.
- c. No building shall extend into any street right-of-way.