

WEDNESDAY, SEPTEMBER 7, 2022:

The Adams County Board of Commissioners met this date in regularly scheduled session at 9:00 a.m. at the Adams County Courthouse, Historic Courtroom and via conference call with Chairman Randy Phiel presiding. Others in attendance: Commissioner James E. Martin; Steve Nevada, County Manager; Solicitor Molly R. Mudd; John Phillips, Controller; Sherri Clayton-Williams, Director of Planning (phone); Robert Thaeler, Senior Planning; Harlan Lawson, Economic Development Specialist; Sarah Finkey, ACCYS Administrator (phone); Melissa Devlin, Director of Accounts and Budgets (phone); Todd Garrett, Budget Analyst II; Phil Swope, Assistant Director Accounts & Budgets; Michele Miller, HR Director; Candi Clark, Court HR Generalist; Gale Kendall, Probation Services Chief; Phil Walter, CIO (phone); News Reporter Vanessa Pellechio Sanders, *Gettysburg Times* and Chief Clerk Paula V. Neiman.

Minutes:

Mr. Martin moved, seconded by Mr. Phiel, to approve the Minutes of the August 24, 2022 Commissioner's Meeting as presented.

Motion carried.

Proclamations:

- Mr. Martin moved, seconded by Mr. Phiel, to adopt and proclaim September 2022 as **"SUICIDE PREVENTION MONTH"** in Adams County. This proclamation was presented to Kathy Gaskin, Healthy Adams County.

Motion carried.

- Mr. Martin moved, seconded by Mr. Phiel, to adopt and proclaim September 15--October 15, 2022 as **"HISPANIC HERITAGE MONTH"** in Adams County. This proclamation was presented to Amelia Contreras, Executive Director of Manos Unidas, Griseydi Castaneda and Samiah Slusser of Collaborating for Youth.

Motion carried.

- Mr. Martin moved, seconded by Mr. Phiel, to adopt and proclaim September 18, 2022 as **"HERITAGE FESTIVAL DAY"** in Adams County. This proclamation was presented to Bill Collinge and Nancy Lilley of the Heritage Festival Committee.

Motion carried.

Public Comment:

No Public Comment was brought before the Board at this time.

Probation Services:

With recommendation from Gale Kendall, Chief, Probation Service and after review by Solicitor Molly R. Mudd, Mr. Martin moved, seconded by Mr. Phiel, that the Board of Commissioners approve the following:

- Sign the Statement of Work from Corrections Development, Inc., of Penndel, PA, to implement the integration of the LSCMI Risk/Needs Assessments used by the Department of Probation into their case management system. This will allow for a more streamlined system and better data collection. The period of performance for this Agreement is September 7, 2022 to December 31, 2022. Total cost to the County is \$5,250.00.
- Statement of Work and Invoice #22-0001 with Corrections Development Inc. These Agreements provide for 50 Adult Probation/Pretrial Case Management System Licenses and related services. The total cost of licenses and services is

\$18,900.00. The Agreements are effective January 1, 2022 and expires December 31, 2022.

Motion carried.

Children & Youth Services:

With recommendation from Sarah Finkey, Administrator, and after review by Solicitor Molly R. Mudd, Mr. Martin moved, seconded by Mr. Phiel, that the Board of Commissioners approve the following:

- 2022-2023 Purchase of Service Agreements: Children's Home of York; The Bair Foundation; MacGregor Behavioral Health Services, LLC
- Child Welfare System Data Sharing Agreement with the Commonwealth of Pennsylvania, through the Department of Human Services. This Agreement establishes the terms, conditions, and security measures by which the Child Welfare Information Solution (CWIS) will exchange certain data related to child protective services with the County through approved case management systems. The effective date of this Agreement is October 1, 2022 and expires September 30, 2023.

Motion carried.

Planning & Development:

With recommendation from Sherri Clayton-Williams, Director and after review by Solicitor Molly R. Mudd, Mr. Martin moved, seconded by Mr. Phiel, that the Board of Commissioners ratify their approval and submission of the Fifth Amendment to the ESG CARES Grant, Contract No. C000074136 with the Commonwealth of Pennsylvania, Department of Community and Economic Development, said amendment extending the effective period of the contract to June 30, 2023.

Motion carried.

IT Department:

With recommendation from Phil Walter, CIO and after review by Solicitor Molly Mudd, Mr. Martin moved, seconded by Mr. Phiel, that the Board of Commissioners sign the Addendum to the Special Terms and Conditions of Paessler AG, a German company, for Maintenance of Standard Software for USA, which incorporates the County's standard terms and conditions into the Agreement for the Renewal of the Maintenance Subscription for the PRTG application of 500 sensors within the County network. The Renewal Agreement was approved by the Board at the July 20, 2022 public meeting.

Motion carried.

Adams County Adult Correctional Complex (ACACC):

With recommendation from Warden Katy Hileman, and after review by Solicitor Molly Mudd, Mr. Martin moved, seconded by Mr. Phiel, that the Board of Commissioners approve the following:

- Designate Chairman Randy L. Phiel to sign the Quote with Kint Corporation of Harrisburg, for the performance of two semi-annual inspections of the prison's Siemens MXL Fire Alarm System. It is further recommended that the Commissioners sign the Addendum to the Terms and Conditions, which incorporates the County's standard Terms and Conditions into the Agreement. The first inspection is to be performed in September 2022 and the second in March 2023. Total cost to the County is \$5,282.50.
- Designate Chairman Randy L. Phiel to sign the renewal for the ACACC's LexisNexis Prison Solution with LexisNexis, a New York company. This allows inmates to access

legal resources as required by statute, via the ACACC's tablets. The term of the Agreement is August 1, 2022 to July 31, 2024. Total cost to the County is \$16,695.36, to be billed in monthly installments of \$695.64.

- Sign Amendment #5 to the Inmate Telephone Services Agreement with Global Tel Link Corporation, a Virginia company, to increase the inmate to tablet ratio to 1:1 at the ACACC and to provide the Edovo Core Education Suite on all tablets. The term of the Agreement will be extended for two additional years, now terminating on August 19, 2028. There is no additional cost to the County.

Motion carried.

Commissioners:

With recommendation by Solicitor Molly R. Mudd, Mr. that the Board of Commissioners approve the following:

- Adopt Ordinance No. 3 of 2022, a Curative Amendment to the Adams County Zoning Ordinance which Amends and Supplements Ordinance No. 2 of 1990 (as Reenacted and Amended). This Ordinance cures invalid provisions of County zoning laws related to lawful uses, quantities of uses, and sign regulations, as outlined in Resolution No. 4 of 2022 (adopted April 6, 2022). The Curative Amendments were the subject of a duly advertised public hearing on August 24, 2022, to which there were no objections, and made in accordance with Section 609 of the Municipalities Planning Code (53 P.S. 10609, *et seq.*). This Ordinance is effective September 7, 2022.

At this time Rob Thaeler, Principal Planner, noted that the Planning Department did not receive any objections in writing after the public hearing that was held on August 24th. Only one citizen notified the Planning Department for clarification of the ordinance.

ORDINANCE NO. 3 OF 2022

A CURATIVE AMENDMENT OF THE COUNTY OF ADAMS, COMMONWEALTH OF PENNSYLVANIA, AMENDING AND SUPPLEMENTING THE ADAMS COUNTY ZONING ORDINANCE (ORDINANCE NO. 2 OF 1990, AS REENACTED AND AMENDED)

BE IT ENACTED AND ORDAINED by the County of Adams Pennsylvania, by the Adams County Board of Commissioners, and it is hereby enacted and ordained by the authority of the same as follows:

SECTION 1: Text Amendment

Section 201 of the Adams County Zoning Ordinance shall be amended by adding the following definitions to read as follows.

Academic Clinical Research Center – An accredited medical school within the Commonwealth that operates or partners with an acute care hospital licensed within the Commonwealth.

Assisted Living – A living arrangement, either as a stand-alone use or as a component of a Continuing Care Retirement Community, that provides housing and support services for one or more persons who may require assistance with daily living activities but do not require 24-hour skilled nursing and medical care. Such assistance may include the provision of meals, housekeeping, laundry, transportation, daily personal care, programmed social activities, and dispensing of medications.

Campground – A commercial facility that provides two (2) or more spaces for cabins, recreational vehicles, motor home, tents, or other similar types of shelter to the general public and intended for use in a temporary, seasonal manner.

Child Care Center – A facility, developed either as a principal use or as an accessory use to another principal non-residential use, where care is provided at any one time for seven (7) or more children unrelated to the operator.

Continuing Care Retirement Community – A residential community designed to provided independent living, assisted living, and nursing or skilled unit living arrangements for person(s) aged

fifty-five (55) years and older as part of a planned community, where said planned community may also include nursing services, medical services, and other health and lifestyle related services.

Event Venue: An establishment that is leased on a temporary basis for Private functions, including but not limited to banquets, weddings, receptions, business and organizational meetings, and other similar functions. Such establishments may include kitchen facilities, areas for dining and entertainment, and temporary lodging.

Family Child Care – A facility, located within a residence, in which child day care is provided at any one time for four (4), five (5), or six (6) children unrelated to the operator.

Group Child Care – A facility, located in a residence, in which child care is provided at one time for more than six (6) but fewer than sixteen (16) school-age children, or more than six (6) but fewer than thirteen (13) children of another age level, who are unrelated to the operator.

Group Home – A facility providing shelter, counseling, and other rehabilitative services in a Family-like environment for periods of over one year per occupant, with such supervisory personnel as required by the licensing agency. Such facilities may provide supervisory and rehabilitative services, but medical care or nursing supervision shall not be provided, and they must not meet the definition of a “Halfway House.”

Halfway House – A use (other than a prison or a permitted accessory use in a hospital) providing housing facilities for periods of less than one year per occupant for persons who need specialized medical, psychological, behavioral, or addiction treatment and/or counseling for stays of less than one year and who need such facilities because of:

- A. Criminal rehabilitation, such as a criminal Halfway House or a treatment/housing center for persons convicted of driving under the influence of alcohol.
- B. Addiction to alcohol and/or a controlled substance.
- C. A type of mental illness or other behavior that could cause a person to be a threat to the physical safety of others.

Homestay – A short-term rental within a dwelling, where such dwelling is concurrently being occupied by the owner, and where a maximum of 1 short-term lodging room or suite is provided to 1 party of guests for compensation.

Independent Living – A living arrangement, either as a stand-alone use or as a component of Continuing Care Retirement Community, in which residents live independently while having access to all common facilities and services of the Community, but without the inclusive supportive services typically associated with Assisted Living or Nursing or Skilled Units.

Industrial Park – A planned development, with a unified design, of business uses located in a campus-like setting with all uses accessed by a street system internal to the facility. Industrial Parks are comprised of uses such as light industrial / manufacturing uses, heavy industrial uses, warehousing uses, distribution centers, and similar uses.

Medical Marijuana – Marijuana for certified medical use as set forth in Pennsylvania Act 16 of 2016.

Medical Marijuana Delivery Vehicle Office – Any facility used to house delivery vehicles for supplying marijuana plants or seeds to one or more marijuana grower/processors and/or dispensaries.

Medical Marijuana Dispensary – A person, including a natural person, corporation, partnership, association, trust or other entity, or any combination thereof, which holds a permit issued by the Pennsylvania Department of Health to dispense medical marijuana.

Medical Marijuana Grower Processor – A person, including a natural person, corporation, partnership, association, trust or other entity, or any combination thereof, which holds a permit from the Pennsylvania Department of Health to grow and process medical marijuana.

Nursing Home – A facility, either as a stand-alone use or as a component of a Continuing Care Retirement Community, which is licensed by the Commonwealth of Pennsylvania and provides board, shelter, and 24-hour nursing and medical care to two or more chronic or convalescent patients.

Nursing or Skilled Unit – The living arrangement for one individual within a Nursing Home, either as a stand-alone use or as a component of a Continuing Care Retirement Community.

Recreational Vehicle – A vehicle unit primarily designed for temporary living quarters for recreational, camping, or travel use, and which has its own motive power or is mounted on or drawn by another vehicle.

Rental Storage – A commercial facility within which customers can rent space to store possessions.

Residential Day Care – A facility providing long-term shelter, counseling, and other rehabilitative services in a family-like environment for a small number of persons, with such supervisory personnel as required by the licensing agency.

Right-of-Way – Generally, a strip of land acquired by reservation, dedication, forced dedication prescription or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer and other similar uses to allow the right of one to pass over the property of another. With regard to small wireless facilities specifically, the area on, below, or above a public roadway, highway, street, sidewalk, alley, utility easement, or similar property, but not including a Federal interstate highway.

RV Hosting – The placement of a recreational vehicle on a driveway or similar surface associated with the principal use of a property, where such space is provided by the property owner to guests as temporary lodging for compensation.

Shooting Range – A specialized facility, venue, or field designed specifically for use of firearms and / or archery. Does not include general hunting and unstructured and nonrecurring discharging of firearms and / or archery on private property by the property owner or by guests of the property owner.

Shooting Range, Outdoor – A shooting range where the activity of shooting occurs in an area not enclosed by a building.

Short-Term Rental – A dwelling unit or portion thereof that is available for use or is used for accommodations or lodging of guests, paying a fee or other compensation for lodging for a period of less than 30 consecutive days. Includes bed and breakfast, homestay, and vacation rental, RV hosting, and tent hosting.

Shotfall Zone – The area of a Shooting Range where fired bullets or arrows fall to the earth and where development, other than trap or skeet houses or the equivalent facilities for other type of shooting events, and human occupancy, other than operators, is prohibited during active shooting.

Sign, Permanent – A sign constructed of durable materials and intended to be displayed for duration of time that a use or occupant is located on the property.

Sign, Temporary – A sign intended to be displayed for a defined limited period of time associated with an event, activity, or occurrence that is being conducted on a property.

Small Wireless Facility – The equipment and network components, including antennas, transmitters, and receivers, used by a wireless provider, and that meet the following qualifications.

- A. Each antenna associated with the deployment is no more than three (3) cubic feet in volume.
- B. The volume of all other equipment associated with the wireless facility, whether ground-mounted or pole-mounted is cumulatively no more than twenty-eight (28) cubic feet. Any equipment used solely for concealment shall not be included in the calculation of equipment volume.

Solar Access: The view of the sun, between the hours of 9:00 a.m. and 3:00 p.m. any day of the year, from any point of the surface of a solar panel that is not obscured by vegetation, a building, or other object located on a parcel other than the parcel on which the solar panel is located.

Solar Array: A grouping of multiple solar panels.

Solar Energy Production Facility: An electricity generating facility whose main purpose is to generate and supply electricity and which consists of one (1) or more ground-mounted solar arrays and other accessory structures and buildings, including substations, electrical infrastructure, transmission lines and other appurtenant structures and facilities.

Solar Energy Production Facility, Accessory: A solar energy production facility that is intended and designed primarily to provide electricity to the principal use of the property on which the facility is located.

Solar Energy Production Facility, Principal: A solar energy production facility that is intended and design primarily to provide electricity to the electric grid as part of a commercial or utility operation.

Solar Panel – A structure containing one or more receptive cells or collector devices, the purpose of which is to use solar radiation to create usable electrical energy to provide power for the principal use of the property.

Tent Hosting – The placement of a tent or comparable temporary structure on the yard of a property, where such space is provided by the property owner to guests as temporary lodging for compensation.

Utility Pole – A pole or similar structure that is or may be used, in whole or in part, by or for telecommunications, electric distribution, lighting traffic control, signage, or a similar function, or for co-location. The term includes the vertical support structure for traffic lights but does not include wireless support structures or horizontal structures to which signal lights or other traffic control devices are attached.

Vacation Rental – A short-term rental of a dwelling, where such dwelling is not concurrently being occupied by the owner, and where the dwelling as a whole is made available for lodging for one (1) party of guests for compensation.

Wind Energy Facility: An electricity generating facility whose main purpose is to generate and supply electricity and which consists of one (1) or more wind turbines and other accessory structures and buildings, including substations, electrical infrastructure, transmission lines and other appurtenant structures and facilities.

Wind Energy Facility, Accessory: A wind energy facility that is intended and designed primarily to provide electricity to the principal use of the property on which the facility is located.

Wind Energy Facility, Principal: A wind energy facility that is intended and design primarily to provide electricity to the electric grid as part of a commercial or utility operation.

Wind Turbine – A structure including a tower or base, foundation, blades, rotors, batteries, and other appurtenant equipment necessary to convert wind energy into usable electrical energy..

Wireless Communications Facility – Includes the following:

- A. Equipment at a fixed location that enables wireless service between user equipment and a communications network, including any of the following:
 - 1. Equipment associated with wireless services
 - 2. Radio transceivers, antennas, coaxial or fiber optic cables, regular and backup power supplies or comparable equipment, regardless of technological configuration.
- B. The term includes a small wireless facility.
- C. The term does not include any of the following:
 - 1. The structure or improvements on, under, or within which the equipment is co-located.
 - 2. The coaxial or fiber optic cables that are not immediately adjacent to or directly associated with a particular antenna.

SECTION 2: Text Amendment

Section 201 of the Adams County Zoning Ordinance shall be amended by revising the following definitions to read as follows

Business Park – A planned development, with a unified design, of business uses located in a campus-like setting with all uses accessed by a street system internal to the facility. Business Parks are comprised of uses such as business and professional offices, conference centers, research and development laboratories, healthcare uses, and similar uses.

Wireless Communications Antenna – Telecommunications equipment that transmits and receives electromagnetic radio signals used in the provision of all types of wireless telecommunication services.

SECTION 3: Text Amendment

Section 201 of the Adams County Zoning Ordinance shall be amended by removing the following definition.

Camp Grounds

SECTION 4: Text Amendment

The zoning district reference to "SFR: Single Family Residential" in the zoning district listing shall be amended to read "R: Residential."

SECTION 5: Text Amendment

Article IV of the Adams County Zoning Ordinance is hereby amended to read, in its entirety, as follows.

ARTICLE IV
EMPLOYMENT CENTER (EC)

SECTION 400: STATEMENT OF LEGISLATIVE INTENT

In expansion of the Community Development Objectives contained in Article I Section 104 of this Ordinance, it is hereby declared to be the intent of this Article to provide flexible standards for "business development" in campus-like settings, which are conveniently accessible to major components of the Adams County roadway network, in order to:

- A. Encourage the development of high quality, visually attractive employment centers within appropriate growth areas as identified by the Adams County Comprehensive Plan.
- B. Enable the development of business, manufacturing, industrial, and similar uses in appropriate areas of Adams County to provide employment opportunities for residents.
- C. Provide for the continuation and reasonable expansion of these uses, and enable the development of uses of a similar character within these settings.
- D. Ensure that the County meets its responsibility to accommodate all legal uses of property within its jurisdiction.
- E. Encourage the development of large land parcels under single, unified direction and design expertise.
- F. Provide for ancillary uses to support business development.
- G. Establish appropriate standards to mitigate the potential off-site impacts of manufacturing, industrial, resource extraction, and similar uses.

SECTION 401: PERMITTED USES

The following uses are permitted in the EC District:

- A. Light Industrial Uses.
- B. Business Offices.
- C. Conference Centers.
- D. Research and Development / Laboratory Uses.
- E. Forestry
- F. Educational Institutions.
- G. Public and Private Schools.

- H. Government Uses.
- I. Places of Worship.
- J. Emergency Services.
- K. Healthcare Uses.
- L. Contracting Businesses.
- M. The construction of new or the expansion of an existing Single Family Detached Dwellings, provided that the following requirements are met:
 1. A Single Family Detached Dwelling may be constructed on a parcel existing prior to the effective date of this Ordinance.
 2. A Single Family Detached Dwelling may be constructed on a parcel created after the effective date of this Ordinance, provided the parcel meets the dimensional requirements of Section 802 of this Ordinance.
- N. No-Impact Home-Based Businesses, in accordance with Section 1008.
- O. Home Occupations, in accordance with Section 1005.
- P. Hospitals, Urgent Care Centers, Clinics, and similar healthcare facilities.
- Q. Child Care Center or Group Child Care (Accessory to Non-Residential Use), in accordance with Section 1038.
- R. Family Child Care, in accordance with Section 1039.
- S. Wireless Communication Facility – Co-location – outside public right-of-way, in accordance with Section 1003-D.
- T. Wireless Communication Facility–Tower-Based–Outside Public Right-of-Way, in accordance with Section 1003-A.
- U. Small Wireless Facility–tower-based–inside public right-of-way, in accordance with Section 1003-C.
- V. Small Wireless Facility – Co-location – inside public right-of-way, in accordance with Section 1003-B.

SECTION 402: SPECIAL EXCEPTION USES

The following uses are permitted as Special Exception uses in the EC District in accordance with the following standards and criteria and any reasonable conditions that the Zoning Hearing Board may deem necessary to apply and in accordance with the procedures set forth in Section 1407 of this Ordinance:

- A. Business Park, in accordance with Section 1017-A.
- B. Industrial Park, in accordance with Section 1018.
- C. Distribution Center, in accordance with Section 1019.
- D. Heavy Industrial Uses, in accordance with Section 1020.
- E. Junk Yard, in accordance with Section 1021.
- F. Landfills, in accordance with Section 1022.
- G. Resource Extraction, in accordance with Section 1023.
- H. Recycling Facility, in accordance with Section 1024.

- I. Warehousing, in accordance with Section 1025.
- J. Fuel Storage / Distribution Uses, in accordance with Section 1026.
- K. Solar Energy Production Facility, Principal, in accordance with Section 1028.
- L. Wind Energy Facility, Principal, in accordance with Section 1030.
- M. Academic Clinical Research Center, in accordance with Section 1040.
- N. Medical Marijuana Delivery Vehicle Office, in accordance with Section 1043.
- O. Medical Marijuana Grower Processor, in accordance with Section 1042.
- P. Uses not expressly permitted elsewhere in this Ordinance and that exhibit the same general character of the uses listed in Section 401 and 402, and in accordance with Section 1050.

SECTION 403: ACCESSORY USES

- A. Business Park and Industrial Park Support Services, in accordance with Section 1017-B.
- B. Solar Energy Production Facility, Accessory, in accordance with Section 1027.
- C. Wind Energy Facility, Accessory, in accordance with Section 1029.

SECTION 404: GENERAL DEVELOPMENT STANDARDS

In the EC Employment Center District, the following development standards shall apply, unless specifically designated otherwise within this article.

- A. Utilities: All utility lines must be placed underground.
- B. Refuse Areas: The design of buildings in the Employment Center District shall include either a provision for the storage of refuse inside the buildings or within an area enclosed either by walls or opaque fencing designed to be architecturally compatible with the buildings. Such walls or fencing shall be designed to shield the refuse areas from direct view of any adjacent property and must be at least six (6) feet high.
- C. Lighting: All outdoor lighting shall be arranged so that no objectionable illumination is cast upon adjoining land uses in any Zoning District.
- D. Accessory Buildings.
 - 1. No accessory building shall be permitted in the front yard area.
 - 2. Accessory buildings shall not exceed fifteen (15) feet in height.
- E. Off Street Parking.
 - 1. Off street parking shall be provided in accordance with Article XII of this Ordinance.
 - 2. All off street parking shall be located at least eight (8) feet from a building structure, or side yard property line.
- F. Access Regulations:
 - 1. A maximum of two (2) access ways (curb cuts) shall be permitted. The maximum width of each access way at the right-of-way line shall be forty (40) feet.
 - 2. Each structure and its parking or service area shall be separated from the adjoining public highway, or street right-of-way by a curb and planting area, with a depth of no less than five (5) feet.
- G. Building Design: Any building where the proposed gross floor area exceeds fifty thousand (50,000) square feet, either initially or cumulatively, shall be subject to the building design standards of Section 1004.

H. Landscaping: For all nonresidential development within the EC District, the following landscaping standards shall apply.

1. Quantity of Landscaping: A minimum of one (1) Planting Unit shall be provided for every one thousand (1,000) square feet, or portion thereof, of building coverage. This quantity shall be in addition to any other plantings required in other sections of this Ordinance.

2. Credit for Existing Landscaping: Credit for up to fifty percent (50%) of the minimum landscaping quantity requirements may be given for retaining major deciduous trees on the site, provided the following conditions are achieved:

a. The major deciduous trees shall be in good health.

b. The major deciduous trees shall be located within twenty-five (25) feet of the non-residential use or improvements on the property (for example, parking lots) that support the nonresidential use.

c. The applicant shall replace any major deciduous tree which contributes to the minimum quantity of landscaping with another major deciduous tree if it should die within two (2) years of the completion of the development.

3. Landscaping Plan Submission: A Landscaping Plan depicting the required plantings shall be provided with all required submissions in support of a given project. At a minimum, this includes applications for Special Exception approval and for Zoning Permit approval.

4. Landscaping Compliance Table: A table shall be provided with every Landscaping Plan with sufficient detail to demonstrate compliance with the landscaping requirements of this section. At a minimum, the table shall include the following.

a. Calculation of minimum Planting Units required.

b. Calculation of Planting Units provided.

c. Biological and Common Name of all plants.

d. Size of all plants at time of planting.

e. Size of all plants at maturity.

SECTION 405: DIMENSIONAL REQUIREMENTS

In the EC Employment Center District, the following dimensional standards shall apply, unless specifically designated otherwise within this Article.

A. Lot Area: One (1) acre.

B. Lot Width: Two hundred (200) feet.

C. Minimum Yard Requirements:

1. Front Yard

a. Along Limited Access Highway: One hundred twenty-five (125) feet.

b. Along Arterial Road: One hundred (100) feet.

c. Along All Other Roads: Sixty (60) feet.

2. Side Yard: 20 feet.

3. Rear Yard: 20 feet.

D. Maximum Coverage: Sixty-five percent (65%).

E. Maximum Building Height: Sixty (60) feet.

SECTION 6: Text Amendment

Section 501.J of the Adams County Zoning Ordinance is hereby revised to read as follows.

- J. Wireless Communication Facility – Co-location – outside public right-of-way, in accordance with Section 1003-D.

SECTION 7: Text Amendment

Section 501.U of the Adams County Zoning Ordinance is hereby revised to read as follows.

- U. Wireless Communication Facility – Tower-Based – outside public right-of-way, in accordance with Section 1003-A.

SECTION 8: Text Amendment

Section 501 of the Adams County Zoning Ordinance is hereby amended by adding the following.

- W. Solar Energy Production Facility, Accessory, in accordance with Section 1027.
- X. Wind Energy Facility, Accessory, in accordance with Section 1029.
- Y. Hospitals, Urgent Care Centers, Clinics, and similar healthcare facilities.
- Z. Museums, Theaters, Libraries, and similar cultural and entertainment uses.
- AA. Child Care Center or Group Child Care (Accessory to Non-Residential Use), in accordance with Section 1038.
- BB. Rental Storage, in accordance with Section 1044.
- CC. Small Wireless Facility–tower-based–inside public right-of-way, in accordance with Section 1003-C.
- DD. Small Wireless Facility – Co-location – inside public right-of-way, in accordance with Section 1003-B.

SECTION 9: Text Amendment

Section 502 of the Adams County Zoning Ordinance is hereby amended by adding the following.

- E. Medical Marijuana Dispensary, in accordance with Section 1041.
- F. Uses not expressly permitted elsewhere in this Ordinance and that exhibit the same general character of the uses listed in Sections 501 and 502, and in accordance with Section 1050.

SECTION 10: Text Amendment

Section 521 of the Adams County Zoning Ordinance is hereby amended by adding the following.

- P. Solar Energy Production Facility, Accessory, in accordance with Section 1027.
- Q. Wind Energy Facility, Accessory, in accordance with Section 1029.
- R. Museums, Theaters, Libraries, and similar cultural and entertainment uses.
- S. Child Care Center or Group Child Care (Accessory to Non-Residential Use), in accordance with Section 1038.
- T. Family Child Care, in accordance with Section 1039.
- U. Vacation Rental, in accordance with Section 1047.
- V. Homestay, in accordance with Section 1046.
- W. Small Wireless Facility–tower-based–inside public right-of-way, in accordance with Section 1003-C.

- X. Small Wireless Facility – Co-location – inside public right-of-way, in accordance with Section 1003-B.

SECTION 11: Text Amendment

Section 522 of the Adams County Zoning Ordinance is hereby amended by adding the following.

- E. Group Home, in accordance with Section 1036.
- F. Halfway House, in accordance with Section 1037.
- G. Medical Marijuana Dispensary, in accordance with Section 1041.
- H. Uses not expressly permitted elsewhere in this Ordinance and that exhibit the same general character of the uses listed in Sections 521 and 522, and in accordance with Section 1050.

SECTION 12: Text Amendment

Section 601.A of the Adams County Zoning Ordinance shall be amended by adding the following.

- 11. Event Venue, as a principal use, in accordance with Section 1035.
- 12. Vacation Rental, in accordance with Section 1047.
- 13. Small Wireless Facility–tower-based–inside public right-of-way, in accordance with Section 1003-C.
- 14. Small Wireless Facility – Co-location – inside public right-of-way, in accordance with Section 1003-B.

SECTION 13: Text Amendment

Section 601.B.5 of the Adams County Zoning Ordinance shall be amended to read as follows.

- 5. Wireless Communication Facility – Co-location – outside public right-of-way, in accordance with Section 1003-D.

SECTION 14: Text Amendment

Section 601.B.9 of the Adams County Zoning Ordinance shall be amended to read as follows.

- 9. Wireless Communication Facility–Tower-Based–Outside Public Right-of-Way, in accordance with Section 1003-A.

SECTION 15: Text Amendment

Section 601.B of the Adams County Zoning Ordinance is hereby amended by adding the following.

- 10. Solar Energy Production Facility, Accessory, in accordance with Section 1027.
- 11. Wind Energy Facility, Accessory, in accordance with Section 1029.
- 12. Family Child Care, in accordance with Section 1039.
- 13. Homestay, in accordance with Section 1046.
- 14. RV Hosting, in accordance with Section 1048.
- 15. Tent Hosting, in accordance with Section 1049.

SECTION 16: Text Amendment

Section 601.C of the Adams County Zoning Ordinance shall be amended by adding the following.

7. Event Venue, as an accessory use to a farm or an agricultural operation, in accordance with Section 1035.
8. Outdoor Shooting Range, in accordance with Section 1045.
9. Uses not expressly permitted elsewhere in this Ordinance and that exhibit the same general character of the uses listed in Sections 601 and 603, and in accordance with Section 1050.

SECTION 17: Text Amendment

Section 642.F of the Adams County Zoning Ordinance shall be amended to read as follows.

- F. Wireless Communication Facility – Co-location – outside public right-of-way, in accordance with Section 1003-D.

SECTION 18: Text Amendment

Section 642.K of the Adams County Zoning Ordinance shall be amended to read as follows.

- K. Wireless Communication Facility–Tower-Based–Outside Public Right-of-Way, in accordance with Section 1003-A.

SECTION 19: Text Amendment

Section 642 of the Adams County Zoning Ordinance is hereby amended by adding the following.

- L. Solar Energy Production Facility, Accessory, in accordance with Section 1027.
- M. Wind Energy Facility, Accessory, in accordance with Section 1029.
- N. Event Venue, as a principal use, in accordance with Section 1035.
- O. Family Child Care, in accordance with Section 1039.
- P. Outdoor Shooting Range, in accordance with Section 1045.
- Q. Vacation Rental, in accordance with Section 1047.
- R. Homestay, in accordance with Section 1046.
- S. RV Hosting, in accordance with Section 1048.
- T. Tent Hosting, in accordance with Section 1049.
- U. Small Wireless Facility–tower-based–inside public right-of-way, in accordance with Section 1003-C.
- V. Small Wireless Facility – Co-location – inside public right-of-way, in accordance with Section 1003-B.

SECTION 20: Text Amendment

Section 643 of the Adams County Zoning Ordinance shall be amended by adding the following.

- G. Event Venue, as an accessory use to a farm or an agricultural operation, in accordance with Section 1035.
- H. Uses not expressly permitted elsewhere in this Ordinance and that exhibit the same general character of the uses listed in Sections 642 and 643, and in accordance with Section 1050.

SECTION 21: Text Amendment

Section 645.B of the Adams County Zoning Ordinance shall be amended by adding the following.

3. Event Venue, as a principal use: Five (5) acres.

SECTION 22: Text Amendment

Section 701.L of the Adams County Zoning Ordinance is hereby amended to read as follows.

- L. Wireless Communication Facility – Co-location – outside public right-of-way, in accordance with Section 1003-D.

SECTION 23: Text Amendment

Section 701 of the Adams County Zoning Ordinance is hereby amended by adding the following.

- R. Solar Energy Production Facility, Accessory, in accordance with Section 1027.
- S. Wind Energy Facility, Accessory, in accordance with Section 1029.
- T. Family Child Care, in accordance with Section 1039.
- U. Vacation Rental, in accordance with Section 1047.
- V. Homestay, in accordance with Section 1046.
- W. RV Hosting, in accordance with Section 1048.
- X. Tent Hosting, in accordance with Section 1049.
- Y. Small Wireless Facility–tower-based–inside public right-of-way, in accordance with Section 1003-C.
- Z. Small Wireless Facility – Co-location – inside public right-of-way, in accordance with Section 1003-B.

SECTION 24: Text Amendment

Section 702 of the Adams County Zoning Ordinance is hereby amended by adding the following.

- C. Outdoor Shooting Range, in accordance with Section 1045.
- D. Uses not expressly permitted elsewhere in this Ordinance and that exhibit the same general character of the uses listed in Sections 701 and 702, and in accordance with Section 1050.

SECTION 25: Text Amendment

Article VIII of the Adams County Zoning Ordinance is hereby amended to read, in its entirety, as follows.

ARTICLE VIII
RESIDENTIAL DISTRICT (R)

SECTION 800 STATEMENT OF LEGISLATIVE INTENT

In expansion of the Community Development Objectives contained in Article I Section 104 of this ordinance, it is hereby declared to be the intent of the article to:

- A. Protect the character of existing residential neighborhoods located within or surrounding growth areas, as identified in the adopted Adams County Comprehensive Plan, by providing for orderly and timely expansion of these neighborhoods for compatible residential development.
- B. Recognize the provisions of Sections 604(4) and 604(5) of the Municipalities Planning Code which requires zoned municipalities to accommodate several basic forms of housing and types of dwelling units.
- C. Prevent the overcrowding of land adjacent to existing moderate density neighborhoods.
- D. Encourage the development of moderate density residential uses in locations which are best suited for the provision of necessary community services and infrastructure.

- E. Encourage the preservation of open space, recreational, historically significant, and environmentally sensitive areas near existing neighborhoods.
- F. Exclude incompatible commercial and industrial uses from locating in residential areas.
- G. Avoid undue congestion on roadways and to discourage expensive, inefficient development patterns.

SECTION 801 USE REGULATIONS

In the R District, buildings, structures, and lots shall be subject to the following use regulations:

A. Permitted Uses:

The following uses are permitted in the SFR District:

1. Single Family Detached Dwellings.
2. Single Family Semi-Detached Dwellings.
3. Two Family Detached Dwellings.
4. Regulation Golf Courses and Country Clubs.
5. Public Schools.
6. Municipal Offices.
7. Public and Non-Commercial Parks and Recreation Uses.
8. Forestry.
9. Place of Worship.
10. Residential Day Care Facility, provided that:
 - a. The provider and the structure are licensed by an appropriate County and State Agency.
 - b. No more than five (5) persons shall receive care at any one time.
11. Assisted Living, in accordance with Section 1032.
12. Independent Living, in accordance with Section 1033.
13. Nursing Home, in accordance with Section 1034.
14. Family Child Care, in accordance with Section 1039.

B. Special Exception Uses

The following uses are permitted as “Special Exception Uses” in accordance with the following standards and criteria and any additional reasonable conditions that the Zoning Hearing Board may deem necessary to apply and in accordance with the procedures set forth in Section 1407 of this Ordinance:

1. Conversion Apartments in accordance with Section 1013.
2. Cluster Single-Family Detached Residential Development in accordance with Section 1014.
3. Accessory Dwelling Units, in accordance with the requirements of Section 1006.
4. Single-Family Attached Dwellings (Townhouses) in accordance with Section 1015.

5. Apartment Buildings in accordance with Section 1016.
6. Mobile home parks, in accordance with local municipal requirements regulating such use.
7. Recreation Oriented Community, in accordance with Section 1012.
8. Continuing Care Retirement Community, in accordance with Section 1031.
9. Group Home, in accordance with Section 1036.
10. Halfway House, in accordance with Section 1037.
11. Uses not expressly permitted elsewhere in this Ordinance and that exhibit the same general character of the uses listed in Section 801, and in accordance with Section 1050.

C. Accessory Uses.

1. Accessory Uses and Structures associated with, but incidental to, the above uses.
2. No-Impact Home-Base Businesses, in accordance with Section 1008.
3. Home Occupations, in accordance with Section 1005.
4. Solar Energy Production Facility, Accessory, in accordance with Section 1027.
5. Wind Energy Facility, Accessory, in accordance with Section 1029.
6. Small Wireless Facility–tower-based–inside public right-of-way, in accordance with Section 1003-C.
7. Small Wireless Facility – Co-location – inside public right-of-way, in accordance with Section 1003-B.
8. Wireless Communication Facility – Co-location – outside public right-of-way, in accordance with Section 1003-D.

SECTION 802: DIMENSIONAL STANDARDS

In R District, all buildings, structures, and lots shall be subject to the following lot area and width standards, unless a plan for Cluster Development is approved as a Special Exception by the Zoning Hearing Board in accordance with the standards set forth in Section 1407 or unless otherwise specified herein.

- A. Maximum Development Density: Six (6) Dwelling Units / Acre
- B. Minimum Development Density for development projects proposed initially or cumulatively from the effective date of this Ordinance that involve ten (10) or more dwelling units: Two (2) Dwelling Units / Acre.
- C. Minimum Lot Area:

Dwelling Type	Lot Area – Public / Central Sewer and Water	Lot Area – No Public / Central Sewer or Water
Single Family Detached	10,000 sq. ft.	60,000 sq. ft.
Single-Family Semi-Detached	7,000 sq. ft. / Dwelling Unit	N/A
Two Family Detached	7,000 sq. ft. / Dwelling Unit	N/A
Single-Family Attached / Townhouse	2,000 sq. ft. / Dwelling Unit – Interior Unit 4,000 sq. ft. / Dwelling Unit – End or Corner Unit	N/A
Apartment Building	25,000 sq. ft.	N/A
All Other Uses	1 Acre	1 Acre

- D. Minimum Lot Width:

Dwelling Type	Lot Width – Public / Central Sewer and Water	Lot Width – No Public / Central Sewer and Water
Single Family Detached	75 feet	175 feet
Single-Family Semi-Detached	55 feet / Dwelling Unit	N/A
Two Family Detached	55 feet / Dwelling Unit	N/A
Single Family Attached / Townhouse	20 feet / Dwelling Unit -- Interior Units 40 feet / Dwelling Unit End or Corner Unit	N/A
Apartment	150 feet	N/A
All Other Uses	200 feet	200 feet

E. Minimum Yard Requirements:

Dwelling Type	Front Yard	Side Yard	Rear Yard
Single Family Detached	25 feet	10 feet	25 feet
Single Family Semi-Detached	25 feet	10 feet	25 feet
Two Family Detached	25 feet	10 feet	25 feet
Single Family Attached / Townhouse	25 feet	0 feet along boundary with another unit. 10 feet along all other boundaries	25 feet
Apartment	25 feet	10 feet	25 feet
All Other Uses	25 feet	25 feet	25 feet

F. Maximum Coverage:

Dwelling Type	Coverage
Single Family Detached	35%
Single Family Semi-Detached	45%
Two Family Detached	45%
Single Family Attached / Townhouse	50%
Apartment	50%
All Other Uses	35%

G. Maximum Building Height: Thirty-five (35) feet.

SECTION 26: Text Amendment

Section 901.A.3.b of the Adams County Zoning Ordinance is hereby amended to read as follows.

- b. Wireless Communication Facility – Co-location – outside public right-of-way, in accordance with Section 1003-D.

SECTION 27: Text Amendment

Section 901.A.3 of the Adams County Zoning Ordinance is hereby amended by adding the following.

- e. Solar Energy Production Facility, Accessory, in accordance with Section 1027.
- f. Wind Energy Facility, Accessory, in accordance with Section 1029.
- g. Family Child Care, in accordance with Section 1039.

SECTION 28: Text Amendment

Section 901.A of the Adams County Zoning Ordinance is hereby amended by adding the following.

- 4. Homestay, in accordance with Section 1046.
- 5. Small Wireless Facility–tower-based–inside public right-of-way, in

accordance with Section 1003-C.

6. Small Wireless Facility – Co-location – inside public right-of-way, in accordance with Section 1003-B.

SECTION 29: Text Amendment

Section 901.B of the Adams County Zoning Ordinance is hereby amended by adding the following.

6. Group Home, in accordance with Section 1036.
7. Halfway House, in accordance with Section 1035.
8. Uses not expressly permitted elsewhere in this Ordinance and that exhibit the same general character of the uses listed in Section 901, and in accordance with Section 1050.

SECTION 30: Text Amendment

Section 1003 of the Adams County Zoning Ordinance shall be amended, in its entirety, by replacing the existing text with the following.

SECTION 1003-A: WIRELESS COMMUNICATION FACILITY–TOWER-BASED–OUTSIDE PUBLIC RIGHT-OF-WAY

- A. Location: An applicant may co-locate one (1) or more wireless communications facilities on new poles. Multiple small wireless facilities proposed to be deployed at multiple locations shall be considered to be 1 application for the purpose of this review and approval process.
- B. Evaluation of Siting Opportunities: An applicant seeking approval to erect or enlarge a tower-based wireless communications facility shall demonstrate compliance with the following requirements.
 1. An applicant shall demonstrate that all structures in excess of 50 feet in height within a 1 mile radius of the proposed site have been evaluated as a co-location site. Co-location opportunities include, but are not limited to, smoke stacks, water towers, agricultural silos, tall buildings, towers operated by other wireless communication companies, and other communications towers (fire, police, etc.). The applicant shall provide a site alternative analysis describing the location of potential co-location sites that were considered, the availability of those sites, the extent to which other sites do or do not meet the provider’s service or engineering needs, and the reason why the alternative site was not chosen. Where a potential co-location site is not chosen, supplementary evidence shall include 1 or more of the following reasons for not proposing to co-locate on the alternative site.
 - a. The proposed antennas and related equipment would exceed the structural capacity of the existing structure, as certified by an engineer certified in the Commonwealth of Pennsylvania, and that appropriate reinforcement cannot be accomplished.
 - b. The proposed antennas and related equipment would cause radio frequency interference with other existing equipment, as certified by an appropriate technical expert, and that the interference cannot be effectively mitigated.
 - c. The existing structure does not possess appropriate location, space, or access to accommodate the proposed antennas and equipment or to allow the antennas and equipment to perform their intended function.
 - d. Addition of the proposed antennas and related equipment would result in electromagnetic radiation from such structure that exceeds applicable standards established by the Federal Communications Commission governing human exposure to electromagnetic radiation. Such a determination shall be certified by an appropriate technical expert.
 - e. A commercially reasonable agreement could not be reached with the owners of such structures. Where such an agreement is not reached, the applicant shall indicate why any offers or counter-offers made were deemed to be unreasonable.

2. If the applicant claims that no structures in excess of 50 feet exist within the study area, the applicant shall provide evidence detailing how such determination was made. Such written evidence shall be submitted, and deemed to be complete, before approval for the erection of a wireless communications tower may occur.

3. An applicant shall demonstrate that the proposed facility is needed at the proposed location. The applicant shall provide an existing coverage analysis demonstrating a “dead spot” at or near the proposed tower location.

4. An applicant shall provide a written analysis that identifies potential negative impacts on neighboring residents and properties, and indicates how negative impacts will be effectively mitigated.

C. Siting Requirements: Where the applicant has demonstrated that no co-location opportunities exist to site wireless communications antennas on an existing structure and that a wireless communications tower is necessary, the following siting criteria must be met.

a. The minimum distance between the base of the wireless communications tower, or any anchoring guy wires, and any property line or public road right-of-way, shall be a minimum of 30 percent of the tower height.

b. The minimum distance between the base of the tower, or any anchoring guy wires, and residential, place of worship, or school property shall be 200 feet.

c. Where such features exist, the applicant shall use 1 or more of the following or similar natural features to minimize the visibility of the wireless communications tower.

1. Groves of trees.

2. Sides of hills.

D. Tower Height: An applicant must demonstrate that a proposed wireless communications tower is the minimum height required to function satisfactorily. In no case shall a wireless communications tower exceed 180 feet. The measurement of tower height shall include the tower itself as well as any antennas or other equipment attached thereto.

E. Tower Safety: An applicant shall demonstrate that the proposed tower will not affect surrounding properties as a result of structural failure, falling ice or other debris, or radio frequency interference.

F. All wireless communications towers shall be fitted with anti-climbing devices, as approved by the manufacturers. A detail confirming the design of such features shall be included in the application for approval of the wireless communications tower.

G. Tower Type: The applicant shall use the monopole, or davit-pole, type of wireless communications tower.

H. Landscaping: The applicant shall demonstrate compliance with the following landscaping requirements.

1. The base of the wireless communications tower, any supporting cables or guy wires, maintenance buildings, and parking areas, shall be enclosed by a protective fence. The protective fence shall be a minimum of 6 feet in height.

2. An evergreen screen shall be planted around the external perimeter of the protective fence. Evergreen trees shall be a minimum of 6 feet at planting, and shall reach a minimum height of 15 feet at maturity. Any trees which die within a year of planting shall be replaced by the applicant. Where the tower site is either fully or partially located within a grove of existing trees, the evergreen screen requirement may be waived along any portion of the protective fence that is blocked from view from beyond the property line hosting the facility by said grove of trees.

I. Color: Where a specific color pattern is not required by the Federal Aviation Administration (FAA), wireless communications tower colors shall be a light grey or galvanized metal color. Towers shall be finished or treated in a manner that prevents the formation of rust.

J. Site Access: Access to a wireless communications tower facility shall be provided by an access driveway located within an easement of at least 20 feet in width. The access driveway shall be

a minimum of 10 feet in width, and shall be constructed with a dust-free, all weather surface for its entire length.

K. Land Development Plan Approvals: An applicant shall obtain land development approval from in accordance with the applicable municipal Subdivision and Land Development Ordinance prior to zoning permit approval.

L. A list of the contents of the equipment building or box, with specific attention to any potentially unsafe or toxic substances, including batteries, to be located in the facility, shall be provided. Documentation demonstrating how any spills of unsafe or toxic material will be contained within the equipment building or box shall also be provided.

M. Information regarding the intended power supply and auxiliary power supply for the facility shall be provided.

N. Review Period: The timing requirements of Article 1404 of this Ordinance notwithstanding, the review and approval period shall be those expressed in "Accelerating Wireless and Wireline Broadband Deployment by Removing Barriers to Infrastructure Investment," or subsequent rulemaking, by the Federal Communications Commission, and specifically as follows

1. Small wireless facility: 90 days from date of application. This time frame includes multiple deployments on new poles outside public right-of-way and in any other location as regulated by this Ordinance.

2. Facility other than a small wireless facility: 150 days from date of application.

SECTION 1003-B: SMALL WIRELESS FACILITY – CO-LOCATION – INSIDE PUBLIC RIGHT-OF-WAY.

A. Location: An applicant may co-locate one (1) or more small wireless facilities on existing poles, including but not limited to, telephone utility poles, electric utility poles, and light poles.

B. Siting Requirements: Co-location of small wireless facilities shall meet the following siting criteria:

1. The co-location of the small wireless facility and related equipment shall be installed and maintained so as not to obstruct nor hinder travel or public safety within the right-of-way or obstruct the legal use of the right-of-way.

2. The installation of a small wireless facility on an existing utility pole shall not extend more than five (5) feet above the existing utility pole.

3. An applicant shall self-certify that the small wireless facility at the subject location is needed by the wireless provider to provide additional capacity or coverage for wireless services. The self-certification shall not be required to include information regarding an applicant's business decisions with respect to its service, customer demand for service, or quality of service.

C. Zoning Permit Submission, Review, and Approval: The timing requirements of Article 1404 of this Ordinance notwithstanding, the Zoning Permit submission, review, and approval period shall be those expressed in the Small Wireless Facilities Deployment Act, Pennsylvania Act 50 of 2021, and specifically as follows.

1. Completed Application: Within ten (10) business days of receiving a Zoning Permit application, the County must determine and notify the applicant in writing whether the application is incomplete. If an application is incomplete, the notice must specifically identify the missing information. The processing deadline shall restart at zero on the date the applicant provides the missing information. The processing deadline may be tolled by agreement of the applicant and the County.

2. Deadlines: A Zoning Permit application shall be processed on a nondiscriminatory basis and shall be deemed approved if the County fails to approve or deny the Zoning Permit application within sixty (60) days of receipt of a complete application. A Zoning Permit associated with a Zoning Permit application that has been deemed approved shall be deemed approved if the County fails to approve issue or deny the Zoning Permit within seven (7) days of the Zoning Permit application deemed approval unless there is a public safety reason for the delay.

3. Denial: Denial of a Zoning Permit application shall comply with the following.

a. Cause for Denial: The County may deny a Zoning Permit application only if any of the following apply.

(1) The small wireless facility materially interferes with the safe operation of traffic control equipment, sight lines, or clear zones for transportation or pedestrians or compliance with the Americans with Disabilities Act of 1990 (P.L. 101-336, 104 Stat. 327) or similar Federal or State standards regarding pedestrians and movement.

(2) The small wireless facility fails to comply with applicable codes.

(3) The small wireless facility fails to comply with the requirements of the Small Wireless Facilities Deployment Act, Pennsylvania Act 50 of 2021.

b. Documentation of Denial: Within the time frame established in Section 1003-B.C, the County shall document the basis for denial, including the specific provisions of applicable codes on which the denial was based. Such documentation shall be sent to the applicant within five (5) business days of the denial.

c. Cure Deficiencies of Denial: The applicant may cure the deficiencies identified by the County and resubmit the Zoning Permit application within thirty (30) days of receiving the written basis for the denial without being required to pay an additional application fee. The County shall then approve or deny the revised Zoning Permit application within thirty (30) days of the application being resubmitted for review or the resubmitted application shall be deemed approved thirty (30) days after resubmission. Any subsequent review shall be limited to the deficiencies cited in the denial. If the resubmitted application addresses or changes other section of the application that were not previously denied, the County shall be given an additional fifteen (15) days to review the resubmitted application and may charge an additional fee for the review.

SECTION 1003-C: SMALL WIRELESS FACILITY – TOWER BASED – INSIDE PUBLIC RIGHT-OF-WAY

A. Location: An applicant may locate one (1) or more utility poles, or replace one (1) or more existing utility poles, upon which small wireless facilities will be mounted.

B. Siting Requirements: New or replacement of existing utility poles for mounting of small wireless facilities shall meet the following siting criteria:

1. The new or replacement utility pole, along with the small wireless facilities to be mounted of such poles, and related equipment, shall be installed and maintained so as not to obstruct nor hinder travel or public safety within the right-of-way or obstruct the legal use of the right-of-way.

2. The maximum permitted height of a new or replacement utility pole shall be fifty (50) feet above ground level, which shall include the utility pole and the small wireless facility.

3. The applicant shall demonstrate that it cannot meet the service reliability and functional objectives for the site by co-locating on an existing utility pole instead of installing a new utility pole or replacing a utility pole. The applicant shall self-certify that the applicant has made this determination in good faith, and shall provide a documented summary of the basis for the determination. The applicant's determination shall be based on whether the applicant can meet the service objectives at the subject location by co-locating on an existing utility pole that meets the following.

a. The applicant has the right to co-location.

b. The co-location is technically feasible and would not impose substantial additional cost.

c. The co-location would not obstruct or hinder travel or have a negative impact on public safety.

d. The self-certification shall not be required to include information regarding an applicant's business decisions with respect to its service, customer demand for service, or quality of service.

C. Zoning Permit Submission, Review, and Approval: The timing requirements of Article 1404 of this Ordinance notwithstanding, the Zoning Permit submission, review, and approval period shall be those expressed in the Small Wireless Facilities Deployment Act, Pennsylvania Act 50 of 2021, and specifically as follows.

1. Completed Application: Within ten (10) business days of receiving a Zoning Permit application, the County must determine and notify the applicant in writing whether the application is incomplete. If an application is incomplete, the notice must specifically identify the missing information. The processing deadline shall restart at zero on the date the applicant provides the missing information. The processing deadline may be tolled by agreement of the applicant and the County.

2. Deadlines: A Zoning Permit application shall be processed on a nondiscriminatory basis and deemed approved if the County fails to approve or deny the Zoning Permit application within ninety (90) days of receipt of a complete application. A Zoning Permit associated with a Zoning Permit application that has been deemed approved shall be deemed approved if the County fails to approve issue or deny the Zoning Permit within seven (7) days of the Zoning Permit application deemed approval unless there is a public safety reason for the delay.

3. Denial: Denial of a Zoning Permit application shall comply with the following.

a. Cause for Denial: The County may deny a Zoning Permit application only if any of the following apply.

(1) The small wireless facility materially interferes with the safe operation of traffic control equipment, sight lines, or clear zones for transportation or pedestrians or compliance with the Americans with Disabilities Act of 1990 (P.L. 101-336, 104 Stat. 327) or similar Federal or State standards regarding pedestrians and movement.

(2) The small wireless facility fails to comply with applicable codes.

(3) The small wireless facility fails to comply with the requirements of the Small Wireless Facilities Deployment Act, Pennsylvania Act 50 of 2021.

b. Documentation of Denial: Within the time frame established in Section 1003-C.C, the County shall document the basis for denial, including the specific provisions of applicable codes on which the denial was based. Such documentation shall be sent to the applicant within five (5) business days of the denial.

c. Cure Deficiencies of Denial: The applicant may cure the deficiencies identified by the County and resubmit the Zoning Permit application within thirty (30) days of receiving the written basis for the denial without being required to pay an additional application fee. The County shall then approve or deny the revised Zoning Permit application within thirty (30) days of the application being resubmitted for review or the resubmitted application shall be deemed approved thirty (30) days after resubmission. Any subsequent review shall be limited to the deficiencies cited in the denial. If the resubmitted application addresses or changes other section of the application that were not previously denied, the County shall be given an additional fifteen (15) days to review the resubmitted application and may charge an additional fee for the review.

D. Permit Term: Approval of the Zoning Permit authorizes the applicant to operate and maintain small wireless facilities and any associated equipment for a period of not less than five (5) years, which shall be renewed for two additional five (5) year periods if the applicant is in compliance with the criteria set forth in this Ordinance and the Small Wireless Facilities Deployment Act, Pennsylvania Act 50 of 2021.

E. Removal: New utility poles and replacement utility poles upon which are mounted small wireless facilities are subject to the following removal requirements.

a. Within sixty (60) days of suspension or revocation of a Zoning Permit due to noncompliance with this Ordinance and/or the Small Wireless Facilities Deployment Act, Pennsylvania Act 50 of 2021, the applicant shall remove the new utility pole / replacement utility pole, if the applicant's equipment are the only facilities on the pole, along with the small wireless facility and any associated equipment.

- b. Within ninety (90) days of the end of the Zoning Permit term, or an extension of the Zoning Permit term, the applicant shall remove the new utility pole / replacement utility pole, if the applicant's equipment are the only facilities on the pole, along with the small wireless facility and any associated equipment.

SECTION 1003-D: WIRELESS COMMUNICATION FACILITY – CO-LOCATION – OUTSIDE PUBLIC RIGHT-OF-WAY

- A. Location: An applicant may co-locate one (1) or more wireless communications facilities on existing poles, including but not limited to existing tower-based wireless communications facilities, telephone and/or electric utility poles, and light poles. Such facilities may also be co-located on buildings and structures. Multiple small wireless facilities proposed to be deployed at multiple locations shall be considered to be one application for the purpose of this review and approval process.
- B. Screening: Any related equipment that cannot be placed underground shall be screened through the use of landscaping or other decorative features.
- C. Stealth Technology–Co-Location on Wireless Communication Tower: Any stealth technology employed on the existing Wireless Communication Tower must be expanded to encompass the new Wireless Communication Facility to be co-located on said Tower.
- D. Stealth Technology–Co-Location on Other Towers, Poles, Structures, or Buildings: Stealth technology shall be employed to minimize the visual impact of the Wireless Communications Facility within the surrounding environment. Specific requirements are as follows.
 1. Buildings. Stealth technology shall be employed that encloses the Wireless Communications Facility in structure that is architecturally compatible with the host building.
 2. Poles and Other Structures. Stealth technology shall be employed such that the Wireless Communications Facility is installed either within the pole or structure, or flush on the external surface of the pole or structure.
- E. Height: The following height requirements shall be applied.
 1. Co-Location on Existing Wireless Communications Tower: Co-Location on an existing Wireless Communications Tower shall not result in a Wireless Communications Tower height that exceeds that authorized by this Ordinance.
 2. Co-Location on Poles and Other Structures. Co-Location on other poles and other structures shall not result in the Wireless Communications Facility exceeding the height of the pole or structure.
 3. Co-Location on Buildings: Co-location on an existing building may result in the wireless communication facility exceeding the building height by no more than 10 feet. However, in no case shall the height of the wireless communication facility exceed the maximum building height of the underlying zoning district by more than 5 feet.
- F. Review Period: The timing requirements of Article 1404 of this Ordinance notwithstanding, the review and approval period shall be those expressed in “Accelerating Wireless and Wireline Broadband Deployment by Removing Barriers to Infrastructure Investment,” or subsequent rulemaking, by the Federal Communications Commission, and specifically as follows.
 1. Small wireless facility: 60 days from date of application. This time frame includes multiple deployments on existing poles and other structures outside of public right-of-way and within public right-of-way and on existing structures inside the public right-of-way per Section 1003-B of this Ordinance.
 2. Applications for multiple deployments that contain small wireless facilities on existing structures outside of public right-of-way and small wireless facilities in any other location as regulated by this Ordinance: 90 days from date of application.
 3. Facility other than a small wireless facility: 90 days from date of application.

SECTION 31: Text Amendment

Article X of the Adams County Zoning Ordinance is hereby amended by adding the following.

SECTION 1017-A: BUSINESS PARK

A. A Business Park shall meet the following dimensional standards. Where the standards of this section conflict with the standards of the zoning district where the Business Park is proposed, the standards of this section shall apply.

1. Minimum Lot Area
 - a. Overall Business Park: Ten (10) acres.
 - b. Individual Lot within Business Park: Twenty Thousand (20,000) square feet.
2. Minimum Lot Width
 - a. Overall Business Park: Two Hundred (200) feet.
 - b. Individual Lot within Business Park: One Hundred (100) feet.
3. Minimum Yard Requirements
 - a. Front Yard
 - (1) Overall Business Park
 - (a) Along Limited Access Highway: One hundred twenty-five (125) feet.
 - (b) Along Arterial Road: One hundred (100) feet.
 - (c) Along All Other Roads: Sixty (60) feet.
 - (2) Individual Lot within Business Park: Fifty (50) feet.
 - b. Side Yard: Twenty (20) feet.
 - c. Rear Yard: Twenty (20) feet.
4. Maximum Coverage: Seventy-five percent (75%).
5. Maximum Height: Sixty (60) feet.

B. Design Standards: In addition to any General Development Standards applicable within the zoning district where the Business Park is proposed, the following design standards shall apply.

1. All uses within a Business Park shall front on streets internal to the Business Park. No uses within a Business Park may front on an existing street.
2. Infrastructure: Development serving infrastructure, including but not limited to stormwater management systems, parking lots, streets, and pedestrian facilities, may be located on any lot within the Business Park. Provided that local municipal approval is achieved, individual components of development serving infrastructure need not be provided on every lot, provided that the needs of the individual lot are accommodated within the Business Park as a whole.
3. Outdoor Storage: Any outdoor storage of materials, products, or other items associated with an individual use within a Business Park shall be enclosed by fencing and landscaping that obscures the outdoor storage from public streets and from the properties bordering the Business Park. Any outdoor storage area shall be located to the rear of the principal building to which the outdoor storage area is associated.

SECTION 1017-B: BUSINESS PARK SUPPORT USES

A. Business Park Support Uses shall be deemed to include the following uses.

1. Retail establishments serving the needs of uses located within a Business Park including, but not limited to, pharmacies, coffee shops, restaurants (excluding restaurants with drive-through service), and newsstands.

2. Service establishments serving the needs of uses located within a Business Park including, but not limited to, automated bank machines, financial consulting services, fitness centers, child care centers, and travel consultants.

B. Dimensional Standards: Business Park Support Uses shall be subject to the following dimensional standards.

1. Business Park Support Uses located on land held in common by the owner / manager of the Business Park are not subject to minimum lot area or minimum lot width requirements. However, the Uses shall be subject to the yard, coverage, and height standards applied to the Business Park as a whole.

2. Business Park Support Uses located on an individual lot within the Business Park shall be subject to the dimensional standards of the Zoning District where the Use is ordinarily authorized.

C. Parking: Business Park Support Uses shall be provided with one-half (1/2) of the parking spaces ordinarily required for the specific use as established in Section 1201. All parking lots for Business Park Support Uses shall comply with the parking lot design standards of Section 1203.

SECTION 1018: INDUSTRIAL PARK

A. An Industrial Park shall meet the following dimensional standards. Where the standards of this section conflict with the standards of the zoning district where the Industrial Park is proposed, the standards of this section shall apply.

1. Minimum Lot Area

a. Overall Industrial Park: Twenty-five (25) acres.

b. Individual Lot within Industrial Park: One (1) acre.

2. Minimum Lot Width

a. Overall Industrial Park: Two Hundred Fifty (250) feet.

b. Individual Lot within Industrial Park: Two Hundred (200) feet.

3. Minimum Yard Requirements

a. Front Yard

(1) Overall Industrial Park

(a) Along Limited Access Highway: One hundred twenty-five (125) feet.

(b) Along Arterial Road: One hundred (100) feet.

(c) Along All Other Roads: Seventy-five (75) feet.

(2) Individual Lot within Industrial Park: Fifty (50) feet.

b. Side Yard: Thirty-five (35) feet.

c. Rear Yard: Thirty-five (35) feet.

4. Maximum Coverage: Seventy-five percent (75%).

5. Maximum Height: Sixty (60) feet.

B. Design Standards: In addition to any General Development Standards applicable within the zoning district where the Industrial Park is proposed, the following design standards shall apply.

1. All uses within an Industrial Park shall front on streets internal to the Industrial Park. No uses within an Industrial Park may front on an existing street.

2. Infrastructure: Development serving infrastructure, including but not limited to stormwater management systems, parking lots, streets, and pedestrian facilities, may be

located on any lot within the Industrial Park. Provided that local municipal approval is achieved, individual components of development serving infrastructure need not be provided on every lot, provided that the needs of the individual lot are accommodated within the Industrial Park as a whole.

3. Outdoor Storage: Any outdoor storage of raw materials, finished materials or products, or other items associated with an individual use within an Industrial Park shall be enclosed by fencing and landscaping that obscures the outdoor storage from public streets and from the properties bordering the Industrial Park. Any outdoor storage area shall be located to the rear of the principal building to which the outdoor storage area is associated.

SECTION 1019: DISTRIBUTION CENTER

- A. Access to the Distribution Center shall be from an Arterial road as identified in the Adams County Comprehensive Plan.
- B. Vehicular access shall minimize danger and congestion along adjoining roads and avoid the creation of nuisances to nearby properties.
- C. Access driveways shall meet the nonresidential access drive requirements, in terms of width and construction, of the underlying municipal Subdivision and Land Development Ordinance.
- D. The use shall provide stacking lanes and on-site loading/unloading areas so that trucks waiting to be loaded / unloaded will not back up onto public roads. No parking or loading / unloading shall be permitted on or along any public road.
- E. Any gates or other barriers used at the entrance to parking areas and / or loading areas shall be located to prevent vehicle backups onto adjoining roads.
- F. Any use where four or more trucks periodically congregate will have in place an anti-idling policy, with a maximum idling time per truck of ten (10) minutes.
- G. All operations, excluding truck loading and off-loading, shall be conducted within an enclosed building. Loading facility doors shall be closed at all times other than when a truck is loading or off-loading products.
- H. There shall be no outdoor storage of products, including packaged products or products in delivery containers, being processed by the Distribution Center.
- I. Any overnight parking area for trucks shall be fully screened from view from any adjoining residential parcels. Where a fence is used as part of this screening, landscaping shall be provided along the outside edge of the fence.
- J. The parking, storage, and/or loading of vehicles associated with the use shall be confined to the subject property; no satellite parking, storage, and/or loading lots shall be permitted.
- K. The distribution use, including all principal buildings and all accessory structures and facilities that support the principal building, shall be located no closer than two hundred (200) feet to any residential property, any property containing a school, day-care facility, park, playground, library, hospital, nursing, rest or retirement home, or medical residential campus, or any property in the RR, SFR, and MDR Districts.
- L. All structures (including, but not limited to, air compressors, fuel pump islands, kiosks) shall be set back at least fifty (50) feet from any street right-of-way line. Unless the fuel pump islands are set back two hundred (200) feet from the street right-of-way line, they shall be designed so that, when fueling, trucks will be parallel to the street.
- M. All vehicle service and/or repair activities shall be conducted within a completely enclosed building. Outdoor storage of parts, equipment, lubricants, fuels, or other materials used or discarded in any service or repair operations is prohibited.
- N. The outdoor storage of unlicensed and/or uninspected vehicles is prohibited.
- O. The demolition or junking of vehicles and machinery is prohibited.
- P. Any exterior public address system shall be designed and operated so that the audible levels of any messages conveyed over the system and any other use of the property will not be discernable at any property line.

SECTION 1020: HEAVY INDUSTRIAL USE

- A. Proposed heavy manufacturing uses shall provide to the County with copies of all applicable State and Federal emission, disposal, operation, transportation and other permits required by State and/or Federal law before a zoning permit will be issued.
- B. The outdoor storage of raw or finished materials or products shall be permitted provided that all materials and/or products are fully screened from view from all residential parcels. Where a fence is used as part of this screening, landscaping shall be provided along the outside edge of the fence.
- C. Materials shall not be piled or stacked higher than the screening, landscaping and/or fence.
- D. Where the site abuts a residential district permitting residential use, the building wall facing such lots shall not have any service door openings or loading docks oriented toward the residential zone.

SECTION 1021: JUNK YARD

- A. All applications for junkyards shall comply with the municipal Junkyard Ordinance, should such Ordinance exist. Evidence of substantial compliance with the municipal Junkyard Ordinance shall be included in all applications required by this Ordinance. Where the requirements of the municipal Junkyard Ordinance conflict with the provisions of this Ordinance, the stricter standard shall apply.
- B. Junkyards shall be subject to the following dimensional requirements.
 - 1. Minimum Lot Area: Five (5) acres.
 - 2. Maximum Lot Area: Twenty (20) acres.
 - 3. All land required for setbacks shall be included in the lot area calculation.
- C. No junkyard shall be located within any regulated floodplain, within any wetland as defined in federal wetlands regulations, or be located on any slope exceeding fifteen percent (15%).
- D. The area used for a junkyard shall be completely enclosed with a solid board or metal fence or a mound of ground with a minimum height of ten (10) feet, or by a screen of trees, or by a combination of the above. All fences and screening shall be of sufficient height to completely screen the junkyard from view of adjacent properties and highways and to prevent removal of junk or vehicles through the screen. Any screen of trees shall meet the following requirements.
 - 1. A minimum of two rows of trees, comprised of not less than fifty-percent (50%) evergreen trees, shall be planted to produce the effective visual barricade. Shrubs or other vegetation may be included in the screen to enhance the effectiveness of the barricade.
 - 2. At least two different species of trees shall be utilized. Selected species shall exhibit different tolerances to insect disease.
 - 3. Species selected must be capable of producing the effective visual barrier, ten (10) feet in height, within three years of planting.
 - 4. Prompt replacement of any dead trees shall be required. During the growing season, dead trees must be replaced within thirty (30) days. In no event shall dead trees be replanted later than May 1 of the next growing season.
- E. Setbacks: The required fencing and screening shall be set back the following minimum distance from the property line or street.
 - 1. Solid Fencing: Fifty (50) feet from street right-of-way and fifty (50) feet from all property lines.
 - 2. Tree Screening: Twenty-five (25) feet from the street right-of-way and twenty-five (25) feet from all property lines.
- F. The area between the property line or street right-of-way and the fence or tree screening shall be kept clean and free of all debris except for plants that contribute to the screening requirements of Section 1201.D above. Other ornamental plantings shall also be authorized.

- G. All entrances and exits into and from the junkyard shall have gates which shall be closed and locked when the junkyard is not in operation.
- H. No garbage or other organic waste shall be stored in open containers on premises.
- I. All junk shall be stored and arranged so as not to interfere with natural drainage of the land, shall be so stored and arranged as to prevent the accumulation of stagnant water, and shall facilitate access for fire-fighting purposes.
- J. All junk must be spaced in rows with at least twenty (20) feet between them. Rows shall not exceed twenty (20) feet in width.
- K. The junkyard shall be maintained such that any adjacent stream or body of water shall not be polluted or damaged by any drainage or dumping of organic or inorganic waste materials or waste substance.
- L. Junk shall be stored in piles within the enclosed area not exceeding eight feet in height within 50 feet of screening or fencing line. Junk shall be permitted to be piled not exceeding 12 feet in height in the remaining area of the junkyard. Junk shall be arranged so as to permit easy access to all such junk for fire-fighting purposes.
- M. No combustible material of any kind not directly incidental to the operation of the business shall be kept on the premises, nor shall any condition be allowed to exist that will create a fire hazard.
- N. No oil, grease, tires, gasoline, tar, petroleum products, shingles or other similar material or junk shall be burned within a junkyard at any time.
- O. All oil, antifreeze, gasoline, transmission fluid and other vehicular fluids shall be drained from all vehicles before such vehicles are stored as scrap in the junkyard. All such fluids shall be properly containerized, stored, transported and disposed of in the manner or manners prescribed by or consistent with regulations enacted by the Pennsylvania Department of Environmental Protection in Title 25, Chapter 75, of the Pennsylvania Code, relating to solid waste management, and in regulations enacted by the United States Environmental Protection Agency at 40 CFR, Subchapter 1, Parts 240 to 280, relating to solid waste, or any other applicable laws or regulations pertaining to solid waste or solid waste management in effect at the date of adoption of this Ordinance.
- P. All tires not being used for a useful purpose must be covered by a tarpaulin and not left exposed to the weather or enclosed within a structure.

SECTION 1022: LANDFILL

- A. The landfill use shall be properly permitted through the Pennsylvania Department of Environmental Protection. Receipt of required state permitting shall be a condition of any approval authorized within the context of this Ordinance.
- B. Site Access
1. The landfill use shall be accessed from a paved road that connects the operation to an arterial road as defined in the Adams County Comprehensive Plan.
 2. The pavement of the connecting road shall be no less than three (3) inches thick, and the connecting road shall be no less than twenty (20) feet in width.
 3. All truck and equipment traffic to and from the landfill use shall use this connecting road.
- C. No component of the landfill operation may be conducted within three hundred (300) feet of any right-of-way line of a public road. No component of the landfill operation may be conducted within five hundred (500) feet of any principal building on surrounding properties.
- D. Vegetative screening shall be provided along all property boundaries and along all road rights-of-way adjoining the property where the landfill use is conducted. Said screening shall be provided by one of the following two means.

1. A minimum of three (3) rows of trees, shrubs, or other vegetation shall be planted to produce the effective visual screen. No less than fifty percent (50%) of such plantings shall be evergreen plantings.
2. At least two (2) different species of trees, shrubs, or other vegetation shall be used. Selected plants shall be native or naturalized to Pennsylvania. Selected species shall be tolerant to insects and diseases common in the area.
3. The plantings shall be capable of producing an effective visual screen of at least ten (10) feet in height within five (5) years of planting.
4. Replacement of plantings that die shall occur for as long as the landfill use remains in operation.
5. Existing forest may be used in lieu of vegetative screening provided that said forest provides the same degree of visual screening as the otherwise required plantings.

E. Security

1. Fencing shall be provided at all vehicle access points to the landfill operation.
2. Gates that can be locked to prevent unauthorized entry to the landfill operation during times of non-operation shall be provided.
3. Security lighting shall be required at all vehicle access points. This shall include, but is no limited to, the front gate, the scale house, and any other points of public entry.
4. Warning signs identifying the nature of the landfill operation shall be conspicuously posted around the perimeter of the operation.

F. Operation Plan: An operation plan shall be submitted that includes the following components.

1. Procedures to be followed to maintain compliance with all applicable Pennsylvania Department of Environmental Protection rules and regulations. This component must address, at a minimum, the procedures to address erosion and sedimentation control, protection of ground and surface water quality, and site closing and reclamation upon completion of the landfill use.
2. A schedule of operational hours. Such schedule shall demonstrate that no component of the operation shall occur between the hours of 6:00 PM and 7:00 AM prevailing time.
3. Procedures for the removal of mud, debris, or refuse from any public road resulting from traffic entering or exiting the landfill site. Such mud or debris shall be removed at the end of each working day, or more frequently if needed during the working day. At a minimum, the landfill use shall include a wash-down facility of other similar facility to remove mud, debris, or refuse from any vehicle existing the landfill site to a public road.

G. Any Special Exception approval for a landfill shall include a condition that the application receive all applicable Pennsylvania Department of Environmental Protection approvals and any similar state approvals. Further, such approvals shall be obtained by the applicant before any Zoning Permit approval for the landfill use is approved.

SECTION 1023: RESOURCE EXTRACTION

A. The resource extraction use shall be properly permitted through the Pennsylvania Department of Environmental Protection. Receipt of required state permitting shall be a condition of any approval authorized within the context of this Ordinance.

B. Site Access

1. The resource extraction use shall be accessed from a paved road that connects the operation to an arterial road as defined in the Adams County Comprehensive Plan.
2. The pavement of the connecting road shall be no less than three (3) inches thick, and the connecting road shall be no less than twenty (20) feet in width.

3. All truck and equipment traffic to and from the resource extraction use shall use this connecting road.
- C. No component of the resource extraction operation, other than borrow pits for highway construction purposes, may be conducted within the following areas.
1. Within one hundred (100) feet of any right-of-way line of a public road.
 2. Within three hundred (300) feet of any occupied dwelling or any commercial or industrial building unless released by the owner thereof.
 3. Within three hundred (300) feet of any public building, school, community, or institutional building.
 4. Within three hundred (300) feet of a public park.
 5. Within one hundred (100) feet of a cemetery.
 6. Within one hundred (100) feet of the bank of a perennial or intermittent stream.
- D. Screening shall be provided along all property boundaries and along all road rights-of-way adjoining the property where the resource extraction use is conducted. Said screening shall be provided by one of the following two means.
1. Vegetative Screening
 - a. A minimum of three (3) rows of trees, shrubs, or other vegetation shall be planted to produce the effective visual screen. No less than fifty percent (50%) of such plantings shall be evergreen plantings.
 - b. At least two (2) different species of trees, shrubs, or other vegetation shall be used. Selected species shall be tolerant to insects and diseases common in the area.
 - c. The plantings shall be capable of producing an effective visual screen of at least ten (10) feet in height within five (5) years of planting.
 - d. Replacement of plantings that die shall occur for as long as the resource extraction use remains in operation.
 - e. Existing forest may be used in lieu of vegetative screening provided that said forest provides the same degree of visual screening as the otherwise required plantings.
 2. Earthen Mounds
 - a. Such mounds shall be located no closer than fifty (50) feet from a property line or any road right-of-way line.
 - b. Such mounds shall be no less than twenty (20) feet nor more than forty (40) feet in height.
 - c. Such mounds shall be seeded to provide a grass or comparable vegetative cover within one (1) growing season. In no case will the use of a bare dirt or rock mound be authorized.
- E. Security: The following security measures shall be applied at the resource extraction site.
1. Fencing: Fencing shall be established around the perimeter of the site. The fencing shall be located behind the vegetative or earthen mound screening required by Section 1023.D above. The fencing shall be a minimum of six (6) feet in height, and be constructed of wire mesh fabric with a top strand of barbed wire.
 2. Gates: All access points to the resource extraction use shall be provided with gates that can be locked to prevent unauthorized entry during periods of non-operation.
 3. Warning signs identifying the nature of the resource extraction operation shall be conspicuously posted around the perimeter of the operation.

F. Operation Plan: An operation plan shall be submitted that includes the following components.

1. Procedures to be followed to maintain compliance with all applicable Pennsylvania Department of Environmental Protection rules and regulations. This component must address, at a minimum, the procedures to address erosion and sedimentation control, protection of ground and surface water quality, and site closing and reclamation upon completion of the resource extraction use.
2. A schedule of operational hours. Such schedule shall demonstrate that any required blasting shall be confined between the hours of 8:00 AM and 5:00 PM prevailing time.
3. Procedures for the removal of mud or debris from any public road resulting from traffic entering or exiting the resource extraction site. Such mud or debris shall be removed at the end of each working day, or more frequently if needed during the working day.
4. Dust Control.
 - a. Access drives internal to the resource extraction site shall be maintaining with a dustless surface from any intersection with a public road right-of-way to a point no less than one hundred (100) feet from said public road right-of-way.
 - b. Stockpiling of materials shall be located and conducted in a manner that prevents dust from blowing onto adjacent properties.

G. Any Special Exception approval for a Resource Extraction use shall include a condition that the application receive all applicable Pennsylvania Department of Environmental Protection approvals and any similar state approvals. Further, such approvals shall be obtained by the applicant before any Zoning Permit approval for the use is approved.

SECTION 1024: RECYCLING FACILITY

- A. All operations, including collection, shall be conducted within an enclosed building. Access doors for trucks shall be closed at all times other than when a truck is off-loading materials to be recycled or on-loading process materials.
- B. There shall be no outdoor storage of materials collected, used, or generated by the Recycling Facility.
- C. The operator shall document with the Township a written explanation describing the scope of the operation and the measures to be used to mitigate any problems associated with noise, fumes, dust, or litter. Such written explanation shall include a detailed explanation of site maintenance and stray debris collection.
- D. Access to the Recycling Facility shall be from a roadway classified as no less than a Collector street as identified in the Adams County Comprehensive Plan.
- E.. Any Special Exception approval for a Recycling Facility shall include a condition that the application receive all applicable Pennsylvania Department of Environmental Protection approvals and any similar state approvals. Further, such approvals shall be obtained by the applicant before any Zoning Permit approval for the use is approved.

SECTION 1025: WAREHOUSING

- A. Vehicular access shall minimize danger and congestion along adjoining roads and avoid the creation of nuisances to nearby properties. Access drives used by trucks shall only intersect with arterial roads as defined in the Adams County Comprehensive Plan
- B. Access driveways shall meet the nonresidential access drive requirements, in terms of width and construction, of the underlying municipal Subdivision and Land Development Ordinance.
- C. The use shall provide stacking lanes and on-site loading/unloading areas so that trucks waiting to be loaded / unloaded will not back up onto public roads. No parking or loading / unloading shall be permitted on or along any public road.
- D. Any gates or other barriers used at the entrance to parking areas and / or loading areas shall be located to prevent vehicle backups onto adjoining roads.

- E. Any use where four or more diesel-operated trucks periodically congregate will have in place an anti-idling policy, with a maximum idling time per truck of ten (10) minutes.
- F. The warehousing use, including all principal buildings and all accessory structures and facilities that support the principal building, shall be located no closer than two hundred (200) feet to any residential property, any property containing a school, day-care facility, park, playground, library, hospital, nursing, rest or retirement home, or medical residential campus, or any property in the RR, SFR, and MDR Districts.
- G. All structures (including, but not limited to, air compressors, fuel pump islands, kiosks) shall be set back at least fifty (50) feet from any street right-of-way line. Unless the fuel pump islands are set back two hundred (200) feet from the street right-of-way line, they shall be designed so that, when fueling, trucks will be parallel to the street.
- H. All vehicle service and/or repair activities shall be conducted within a completely enclosed building. Outdoor storage of parts, equipment, lubricants, fuels, or other materials used or discarded in any service or repair operations is prohibited.
- I. Any overnight parking area for trucks shall be fully screened from view from any adjoining residential parcels. Where a fence is used as part of this screening, landscaping shall be provided along the outside edge of the fence.
- J. The parking, storage, and/or loading of vehicles associated with the use shall be confined to the subject property; no satellite parking, storage, and/or loading lots shall be permitted.
- K. The outdoor storage of unlicensed and/or uninspected vehicles is prohibited.
- L. The demolition or junking of vehicles and machinery is prohibited.
- M. Any exterior public address system shall be designed and operated so that the audible levels of any messages conveyed over the system and any other use of the property will not be discernable at any property line.

SECTION 1026: FUEL STORAGE / DISTRIBUTION USE

- A. A Fuel Storage / Distribution Use shall comply with the requirements of Section 1019.
- B. In addition, the applicant shall demonstrate that the use complies with all applicable State and / or Federal requirements and / or permitting regarding fuels / hazardous materials handling and storage.

SECTION 1027: SOLAR ENERGY PRODUCTION FACILITY, ACCESSORY

- A. Solar Panels – Roof Mounted: Roof mounted solar panels shall be permitted in accordance with the following standards.
 - 1. Roof mounted solar panels shall comply with the maximum building height requirements of the zoning district where the installation of the solar panel is proposed.
 - 2. On pitched roofs, roof mounted solar panels shall be installed as close to parallel as possible to the pitch of the roof while not sacrificing the efficiency of the solar panel.
 - 3. On flat roofs, roof mounted solar panels may be installed at an angle to improve the efficiency of the solar panel with regard to the predominant sun angle provided that the solar panel is placed in a manner to minimize its visibility from street level. In no case may solar panels extend more than five (5) feet above the top of a flat roof.
- B. Solar Panels – Ground Mounted: Ground mounted solar panels shall be permitted in accordance with the following standards.
 - 1. Ground mounted solar panels shall comply with the setback requirements of the district where the installation of the solar panel is proposed.
 - 2. Ground mounted solar panels shall not be permitted by-right in any front yard. The Zoning Hearing Board may authorize, by special exception, the installation of a ground mounted solar panel in a front yard if the applicant demonstrates that, due to solar access limitations, no location exists on the property other than the front yard where the solar panel can perform effectively.

3. Ground mounted solar panels shall not exceed a height of ten (10) feet.
4. In calculating the maximum lot coverage, portions of the solar panels may be considered pervious if the criteria within the Pennsylvania Department of Environmental Protection (DEP) FAQ document entitled "Chapter 102 Permitting for Solar Panel Farms," dated January 2, 2019, as may be updated or amended, has been met.
5. Glare from ground mounted solar panels shall be directed away from adjoining properties or street rights-of-way. Fences or vegetative screens may be utilized to prevent glare from impacting adjoining properties or street rights-of-way.

C. General Requirements – The following requirements shall apply to all solar panel installations.

1. Exemptions: Solar panels up to ten (10) square feet or less of cumulative area and that are designed to power an individual piece of equipment rather than the overall principal use of a property are exempted from having to apply for and receive a Zoning Permit.
2. Building Permit Required – The installation of solar panels shall be subject any permitting and inspections with regard to applicable provisions of the Pennsylvania Uniform Construction Code (UCC) in addition to any permitting required to demonstrate compliance with the provisions of this Ordinance. Issuance of any required building permitting shall be listed as a condition of approval for the Zoning Permit required by this Ordinance.
3. Purpose of Facility: The primary purpose of a solar panel installation shall be to provide power for the principal use of the property where the installation of said power generation is proposed. The primary purposes of the facility shall not be for the generation of power for commercial purposes, although this provision shall not be interpreted to prohibit the sale of excess power generated from time to time.

SECTION 1028: SOLAR ENERGY PRODUCTION FACILITY, PRINCIPAL

- A. The facility shall receive Land Development Plan approval in accordance with the local Subdivision and Land Development Ordinance. Should Special Exception review of the facility occur prior to Land Development Plan submission, Special Exception approval shall include a condition that the applicant achieve Land Development Plan approval.
- B. The structures comprising the facility shall be constructed and located in a manner so as to minimize the necessity to remove existing trees upon the lot. In no event shall wooded acreage comprising more than two percent (2%) of the deeded acreage of the lot be removed.
- C. Where wooded acreage is removed, land area equivalent to two (2) times the area of wooded acreage removed shall be planted with trees at a sufficient density to re-establish a forest in the setting. At a minimum, at least fifty-five (55) trees per acre shall be planted. Such trees shall be depicted on a Landscaping Plan submitted in conjunction with the Land Development Plan for the site. The trees shall be subject to financial guarantee in accordance with applicable requirements of the local municipal Subdivision and Land Development Ordinance.
- D. No portion of the facility, exclusive of access driveways to the facility, shall be located within any floodplain regulated by the local municipal Floodplain Management Ordinance. No portion of the facility, including access driveways to the facility, shall be located within a designated wetland.
- E. The location of solar arrays and all other accessory structures and buildings shall be subject to fifty (50) foot setbacks from all property lines, or to the setback requirements of the underlying zoning district, whichever is greater.
- F. Solar arrays shall not exceed ten (10) feet in height. For fixed solar arrays, height shall be measured at the highest point of the solar array above ground level. For solar arrays designed to be able to change the angle of the individual solar panels, height shall be measured with the solar array oriented at maximum tilt.
- G. In calculating the maximum lot coverage, portions of the facility may be considered pervious if the criteria within the Pennsylvania Department of Environmental Protection (DEP) FAQ document entitled "Chapter 102 Permitting for Solar Panel Farms," dated January 2, 2019, as may be updated or amended, has been met.

H. Stormwater management for the facility shall be in accordance with the local municipal Stormwater Management Ordinance and the DEP FAQ document entitled "Chapter 102 Permitting for Solar Panel Farms," dated January 2, 2019, as may be updated or amended, as applicable.

I. The facility shall not be artificially illuminated except to the extent required by safety or by any applicable federal, state or local authority.

J. On-site power collection lines shall be installed underground.

K. The facility shall be enclosed by a fence, barrier, or similar structure with a minimum height of eight (8) feet to prevent or restrict unauthorized persons or vehicles from entering the property.

L. Clearly visible warning signs shall be placed on the required fence, barrier, or similar structure to inform individuals of potential voltage hazards.

M. A twenty-five (25) foot wide, densely planted, landscaped buffer shall be installed around the outside of the required fence, barrier, or similar structure. Such buffer shall meet the following requirements.

1. The landscaped buffer shall include a combination of evergreen trees, deciduous trees, and shrubs, arranged in a manner to replicate a natural woodland.
2. The evergreen trees and the deciduous trees shall achieve a height equal to that of the solar array(s) within one (1) year of the time of planting.
3. All trees and shrubs shall be native to Pennsylvania.
4. Should the facility be located next to an existing wooded area with a width that exceeds the buffer width requirement of this Section, the existing wooded area may be considered to be the required landscaped buffer.

N. The facility shall be designed and located in order to prevent reflective glare toward any inhabited buildings on adjacent properties as well as toward any adjacent street rights-of-way.

O. The design of the facility shall conform to applicable industry standards, including those of the American National Standards Institute. The facility developer shall submit certificates of design compliance obtained by the equipment manufacturers from Underwriters Laboratories (UL), IEEE, Solar Rating and Certification Corporation (SRCC), ETL, or other similar certifying organizations.

P. Decommissioning

1. The Solar Energy Production Facility owner is required to notify the County immediately upon cessation or abandonment of the operation. The facility shall be presumed to be discontinued or abandoned if no electricity is generated by such facility for a period of twelve (12) continuous months.
2. The facility owner shall then have twelve (12) months in which to dismantle and remove the facility, including all solar related equipment and appurtenances related thereto, including but not limited to buildings, cabling, electrical components, roads, foundations, solar facility connections, and other associated facilities.
3. To the extent possible, the materials shall be re-sold or salvaged. Materials that cannot be re-sold or salvaged shall be disposed of at a facility authorized to dispose of such materials by Federal or State law.
4. Any soil exposed during the removal shall be stabilized in accordance with applicable erosion and sediment control standards.
5. Any access drive paved aprons from public roads shall remain for future use.
6. The site area of the facility shall be restored to its pre-existing condition, suitable for its prior use, except the landowner may authorize, in writing, any buffer landscaping or access roads installed to accommodate the Facility to remain.
7. Any necessary permits, such as Erosion and Sedimentation and NPDES permits, shall be obtained prior to decommissioning activities.

8. At the time of issuance of the Zoning Permit for the construction of the facility, the owner shall provide financial security in the form and amount acceptable to the Borough to secure its obligations under this Section.

a. The facility developer shall, at the time of application, provide the Borough with an estimate of the cost of performing the decommissioning activities required herein, together with an administrative and inflation factor of twenty-five percent (25%) to account for the cost of obtaining permits to complete said activities. The estimate may include an estimated salvage and resale value, discounted by a factor of twenty percent (20%). The decommissioning cost estimate formula shall be:

$$\begin{array}{rcl} & \text{Gross Cost of Decommissioning Activities} & \\ + & \text{Administrative Factor of Twenty-five Percent (25\%)} & \\ - & \text{Salvage and Resale Credit of Eighty Percent (80\%)} & \\ = & \text{Decommissioning Cost Estimate} & \end{array}$$

b. On every fifth (5th) anniversary of the date of providing the decommissioning financial security, the facility owner shall provide an updated decommissioning cost estimate, utilizing the formula set forth above, with adjustments for inflation and cost and value changes. In the decommissioning cost estimate amount changes, the facility owner shall remit the increased financial security to the Borough within thirty (30) days of the updated decommissioning cost estimate by the Borough.

c. Decommissioning cost estimates shall be subject to review and approval by the Borough, and the facility owner shall be responsible for administrative, legal, and engineering costs incurred by the Borough for such review.

d. At no time shall the financial security be an amount less than \$500,000.00.

e. The financial security may be in the form of cash, letter of credit, or an investment grade corporate guarantee rated BBB-/Baa3 or better by S&P, Moody's, or AM Best, as applicable.

f. Prior to approval of any Zoning Permit for a Facility, the facility developer shall enter into a Decommissioning Agreement with the Borough outlining the responsibility of the parties with regard to the decommissioning of the facility.

SECTION 1029: WIND ENERGY FACILITY, ACCESSORY

A. Performance Standards

1. Minimum Setbacks: Wind turbines shall be setback from all property lines a minimum distance the height of the tower supporting the wind turbine unless the tower is equipped with a structural break point. In such case, the wind turbine shall be setback a minimum distance of the height of the structural break point above ground level. In no case may the minimum setback be less than one-half (1/2) of the supporting tower height.

2. The tower supporting the wind turbine shall not exceed one hundred fifty percent (150%) of the maximum building height for the zoning district where installation of the wind turbine is proposed.

3. Wind turbines shall not be permitted in any front yard.

B. General Requirements – The following requirements shall apply to all wind turbine installations.

1. Building Permit Required – The installation of wind turbines shall be subject any permitting and inspections with regard to applicable provisions of the Pennsylvania Uniform Construction Code (UCC) in addition to any permitting required to demonstrate compliance with the provisions of this Ordinance. Issuance of any required building permitting shall be listed as a condition of approval for the Zoning Permit required by this Ordinance.

2. Purpose of Facility: The primary purpose of a wind turbine installation shall be to provide power for the principal use of the property where the installation of said power generation is proposed. The primary purposes of the facility shall not be for the generation of power for commercial purposes, although this provision shall not be interpreted to prohibit the sale of excess power generated from time to time.

SECTION 1030: WIND ENERGY FACILITY, PRINCIPAL

- A. The Wind Energy Facility shall receive Land Development Plan approval in accordance with the local municipal Subdivision and Land Development Ordinance. Should Special Exception review of the facility occur prior to Land Development Plan submission, Special Exception approval shall include a condition that the applicant achieve Land Development Plan approval.
- B. Minimum Lot Area: Five (5) acres.
- C. Separation Distances: Within a Wind Energy Facility, the following separation distances shall be required.
1. Wind Turbine to Wind Turbine: One hundred and ten percent (110%) of the height of the tallest Wind Turbine of the Wind Energy Facility.
 2. Wind Turbine to Property Line: One hundred and ten percent (110%) of the height of the Wind Turbine to any property line.
 3. Wind Turbine to Building on Host Property: One hundred and ten percent (110%) of the height of the Wind Turbine to any building on the property hosting the Wind Energy Facility.
 4. Wind Turbine to Building on Properties other than the Host Property: One thousand (1,000) feet from the tower on which the Wind Turbine is mounted to any building on a property other than the host property.
 5. Wind Turbine to Road Right-of-Way: Two hundred (200) feet from the tower on which the Wind Turbine is mounted to any road right-of-way.
- D. Ground Clearance: The minimum ground clearance for Wind Turbine blades shall be thirty (30) feet.
- E. Noise: The maximum sound produced by a Wind Energy Facility shall not exceed fifty-five (55) decibels at the property line between the host property and any other property. The maximum sound level may only be exceeded during wind storms or power utility outages.
- F. Vibration: The Wind Energy Facility shall not produce ground vibration discernable at the property line between the host property and any other property.
- G. Shadow Flicker: The Wind Energy Facility shall not produce shadow flicker in an occupied building on property adjoining the host property for a period of more than thirty (30) minutes per day.
- H. Visual Appearance: The following standards shall be applied to minimize the visual impact of the site.
1. All on-site utility lines, transmission lines, and cables shall be placed underground.
 2. All Wind Turbines within a Wind Energy Facility shall be an unobtrusive color such as white, off-white, gray, or other color that blends with the surroundings.
 3. The Wind Energy Facility shall not be illuminated, except to the extent that may be required by the Federal Aviation Administration or other applicable entity.
- I. Decommissioning
1. The Wind Energy Facility owner is required to notify the County immediately upon cessation or abandonment of the operation. The facility shall be presumed to be discontinued or abandoned if no electricity is generated by such facility for a period of twelve (12) continuous months.
 2. The facility owner shall then have twelve (12) months in which to dismantle and remove the facility, including all equipment and appurtenances related thereto, including but not limited to buildings, cabling, electrical components, roads, foundations, wind energy facility connections, and other associated facilities.
 3. To the extent possible, the materials shall be re-sold or salvaged. Materials that cannot be re-sold or salvaged shall be disposed of at a facility authorized to dispose of such materials by Federal or State law.

4. Any soil exposed during the removal shall be stabilized in accordance with applicable erosion and sediment control standards.
5. Any access drive paved aprons from public roads shall remain for future use.
6. The site area of the Facility shall be restored to its pre-existing condition, suitable for its prior use, except the landowner may authorize, in writing, any buffer landscaping or access roads installed to accommodate the Facility to remain.
7. Any necessary permits, such as Erosion and Sedimentation and NPDES permits, shall be obtained prior to decommissioning activities.
8. At the time of issuance of the Zoning Permit for the construction of the Facility, the owner shall provide financial security in the form and amount acceptable to the County to secure its obligations under this Section.

a. The Facility developer shall, at the time of application, provide the County with an estimate of the cost of performing the decommissioning activities required herein, together with an administrative and inflation factor of twenty-five percent (25%) to account for the cost of obtaining permits to complete said activities. The estimate may include an estimated salvage and resale value, discounted by a factor of twenty percent (20%). The decommissioning cost estimate formula shall be:

	Gross Cost of Decommissioning Activities
+	Administrative Factor of Twenty-five Percent (25%)
-	Salvage and Resale Credit of Eighty Percent (80%)
=	Decommissioning Cost Estimate

b. On every fifth (5th) anniversary of the date of providing the decommissioning financial security, the Facility owner shall provide an updated decommissioning cost estimate, utilizing the formula set forth above, with adjustments for inflation and cost and value changes. If the decommissioning cost estimate amount changes, the Facility owner shall remit the increased financial security to the County within thirty (30) days of the updated decommissioning cost estimate by the County.

c. Decommissioning cost estimates shall be subject to review and approval by the County, and the Facility owner shall be responsible for administrative, legal, and engineering costs incurred by the Borough for such review.

d. At no time shall the financial security be an amount less than \$500,000.00.

e. The financial security may be in the form of cash, letter of credit, or an investment grade corporate guarantee rated BBB-/Baa3 or better by S&P, Moody's, or AM Best, as applicable.

f. Prior to approval of any Zoning Permit for a Facility, the Facility developer shall enter into a Decommissioning Agreement with the County outlining the responsibility of the parties with regard to the decommissioning of the Facility.

J. Contact and Site Information: The applicant shall file with the County, upon completion of construction of the Wind Energy Facility and prior to the commencement of power generation, the following information.

1. The owner of the Wind Energy Facility site.
2. The operator of the Wind Energy Facility site, if different than the owner.
3. The name or other identifier of the Wind Energy Facility site.
4. The address of the Wind Energy Facility site.
5. Phone number for the owner and/or operator of the Wind Energy Facility.
6. GPS coordinates for the entrance of the Wind Energy Facility.

A. Permitted Uses: The following types of uses shall be authorized to be included within a Continuing Care Retirement Community (CCRC).

1. Residential Uses: Three forms of residential arrangements shall be provided within a CCRC. Residential arrangements include Independent Living, Assisted Living, and Nursing or Skilled Units, and may be provided in accordance with the following.

- a. Independent Living Units may be of the single-family detached, single-family semi-detached, or multi-family dwelling unit types.
- b. Assisted Living Units may be of the multi-family dwelling unit type.
- c. Nursing or Skilled Units shall be located within a licensed Nursing Home that provides medical care and related services.

2. Common Uses: The following common uses shall be permitted to be located within a CCRC.

- a. Nursing Home, including all medical facilities, as well as office and administrative facilities ordinarily associated with such use.
- b. Dining Facilities, including central kitchens and dining areas for on-site preparation and serving of meals.
- c. Recreation Facilities, including but not limited to activity rooms, auditoriums, lounges, and libraries.
- d. Health Care Facilities, including but not limited to physical therapy facilities and services, exercise room with equipment, swimming pools.
- e. Retail Sales uses intended to serve the residents and employees of the CCRC, provided that such retail sales uses do not exceed ten percent (10%) of the total floor area within the CCRC.
- f. Personal Service uses intended to serve the residents of the CCRC, provided that such personal service uses do not exceed five percent (5%) of the total floor area within the CCRC.
- g. Professional Office uses intended to serve the residents of the CCRC, provided that such professional office uses do not exceed ten percent (10%) of the total floor area within the CCRC. Floor area devoted to medical or care services offered directly within a nursing or skilled care facility shall not be included in calculating this percentage.
- h. Chapels.

B. Bulk and Area Regulations: The following regulations shall be observed for CCRC developments.

1. Maximum Development Density: The maximum residential density of a CCRC development shall be defined by the density authorized in the zoning district where the CCRC development is proposed. The following weighting factors shall be employed when calculating project density.

- a. Each Independent Living Unit shall be counted as one (1) dwelling unit.
- b. Each Assisted Living Unit shall be counted as three quarters (3/4) of a dwelling unit.
- c. Each Nursing or Skilled Unit shall be counted as one half (1/2) of a dwelling unit.

2. Minimum Lot Size: The minimum lot size upon which a CCRC development may be proposed shall be ten (10) acres.

3. Maximum Impervious Coverage: Maximum Coverage for a CCRC development shall be sixty-five percent (65%).

4. Maximum Building Height: Maximum building height shall be defined by the zoning district where the CCRC development is proposed.

5. Building Placement: A CCRC development shall be designed as a campus-like setting. Dimensional requirements are not established for individual residential or nonresidential use types, provided that the overall project density requirements established for CCRC developments are achieved and that the following dimensional requirements for the CCRC development are applied to the CCRC parcel as a whole.

a. Minimum Front Setback: Twenty-five (25) feet.

b. Minimum Side Setback: Ten (10) feet.

c. Minimum Rear Setback: Twenty-five (25) feet.

d. Minimum Lot Width: Two Hundred (200) feet.

e. Minimum Building Separation: The following minimum building separation distances shall be applied to all buildings within the CCRC development.

- Front to Front: Fifty (50) feet.
- Front to Side: Twenty-five (25) feet.
- Side to Side: Fifteen (15) feet.
- Side to Rear: Twenty-five (25) feet.
- Rear to Rear: Fifty (50) feet.

C. Design Requirements: A CCRC development shall be subject to the following design standards.

1. Dwelling Unit Standards: The following standards shall be applied to all dwelling units within a CCRC development

a. Single Floor Dwellings: A minimum of fifty percent (50%) of the dwelling units within a CCRC development shall provide a single-story living arrangement. For the purpose of this Section, an apartment unit on a second or third floor shall not be considered to have a single-story living arrangement unless elevator service is provided. Nursing or Skilled Units shall not be included in this calculation.

b. Accessible Dwellings: A minimum of twenty-five percent (25%) of the dwelling units within a CCRC development shall be designed to be accessible to disabled or handicapped residents.

c. Single Family Attached Dwellings: All Single-Family Attached Dwellings shall meet the design requirements required Section 1015.

d. Apartment Dwellings and Nursing or Skilled Unit Buildings: All Apartment Dwellings shall meet the design requirements established in Section 1016.

2. Common Use Standards: The following standards shall be applied to all nonresidential uses within a CCRC development

a. All common uses within a CCRC development shall be located in a central location within the community. The location of the common uses shall be connected to the pedestrian system within the development and shall be easily accessible for all residents.

b. Common uses may be integrated into buildings devoted to Assisted Living Units and / or Nursing or Skilled Units.

c. Where common uses are located in a building or buildings separate from residential buildings, the building(s) with the common uses shall have an architectural design that is consistent with and reflective of the architectural character of the residential buildings within the CCRC. Architectural renderings shall be submitted to document the required consistency.

3. Pedestrian Facilities: A pedestrian network shall be provided within the CCRC development to connect all dwelling units with all activity centers, designated open space,

and any common uses. The pedestrian network shall be comprised of sidewalks and/or asphalt walkways constructed to a minimum width of five (5) feet. The pedestrian network shall include benches and shelters at minimum intervals of five hundred (500) feet. The pedestrian network within a CCRC development shall be connected to the existing pedestrian network and facilities surrounding the development site to allow for convenient pedestrian access to services and amenities in close proximity to the development site.

4. Off-street parking for multifamily dwellings and nonresidential uses shall be provided in a common parking lot located to or rear of the use to which said parking is associated. Parking lots shall meet the design requirements of Section 1203.

5. A Landscaping Plan shall be developed for the entire CCRC development site. Three (3) Planting Units shall be provided for every dwelling unit within a CCRC development. Selected plants shall be native or naturalized to Pennsylvania. The Landscaping Plan shall be prepared by a Landscape Architect licensed to practice in Pennsylvania. Precise placement of plant elements is not required. However, the Landscaping Plan shall relate to the need to soften views of parking areas, garbage dumpster sites, and mechanical and utility equipment sites, and shall facilitate attractive outdoor recreation spaces.

SECTION 1032: ASSISTED LIVING

A. Permitted Uses: The following types of uses shall be authorized to be included within an Assisted Living facility.

1. Residential Uses

a. Single-Family Attached Dwellings.

b. Apartment Buildings.

2. Common Uses: The following common uses shall be permitted to be located within an Assisted Living facility.

a. Dining Facilities, including central kitchens and dining areas for on-site preparation and serving of meals.

b. Recreation Facilities, including but not limited to activity rooms, auditoriums, lounges, and libraries.

c. Health Care Facilities, including but not limited to physical therapy facilities and services, exercise room with equipment, swimming pools.

d. Professional Office uses intended to serve the residents of the CCRC, provided that such professional office uses do not exceed ten percent (10%) of the total floor area within the CCRC.

e. Chapels.

B. Bulk and Area Regulations: Assisted Living facilities shall be subject to the bulk and area regulations of the underlying zoning district, with the exception of the following.

1. Maximum Development Density: The maximum residential density of an Assisted Living facility shall be defined by the density authorized in the zoning district where the Assisted Living facility is proposed. In calculating project density, the following weighting factor shall be applied.

a. Each Assisted Living Unit shall be counted as three quarters (3/4) of a dwelling unit

2. Minimum Lot Size: The minimum lot size upon which an Assisted Living facility may be proposed shall be five (5) acres.

3. Maximum Impervious Coverage: Maximum Coverage for an Assisted Living facility shall be sixty-five percent (65%).

4. Minimum Yard Requirements: The minimum yard requirements of the underlying zoning district are applicable. However, the minimum yard requirements shall be applied to the overall Assisted Living facility rather than to the individual buildings.

5. Minimum Building Separation: The following minimum building separation distances shall be applied to all buildings within the Assisted Living facility.

- Front to Front: Fifty (50) feet.
- Front to Side: Twenty-five (25) feet.
- Side to Side: Fifteen (15) feet.
- Side to Rear: Twenty-five (25) feet.
- Rear to Rear: Fifty (50) feet.

C. Design Requirements: An Assisted Living facility shall be subject to the following design standards.

1. Dwelling Unit Standards: The following standards shall be applied to all dwelling units within an Assisted Living facility.

a. Single Floor Dwellings: A minimum of fifty percent (50%) of the dwelling units within an Assisted Living facility shall provide a single-story living arrangement. For the purpose of this Section, an apartment unit on a second or third floor shall not be considered to have a single-story living arrangement unless elevator service is provided.

b. Accessible Dwellings: A minimum of twenty-five percent (25%) of the dwelling units within an Assisted Living facility shall be designed to be accessible to disabled or handicapped residents.

c. Single Family Attached Dwellings: All Single-Family Attached Dwellings shall meet the design requirements required Section 1015.

d. Apartment Buildings: All Apartment Buildings shall meet the design requirements established in Section 1016.

2. Common Use Standards: The following standards shall be applied to all nonresidential uses within an Assisted Living facility.

a. All common uses within an Assisted Living facility shall be located in a central location within the community. The location of the common uses shall be connected to the pedestrian system within the development and shall be easily accessible for all residents.

b. Where common uses are located in a building or buildings separate from residential buildings, the building(s) with the common uses shall have an architectural design that is consistent with and reflective of the architectural character of the residential buildings within the Assisted Living facility. Architectural renderings shall be submitted to document the required consistency.

3. Pedestrian Facilities: A pedestrian network shall be provided within the Assisted Living facility to connect all dwelling units with all activity centers, designated open space, and any common uses. The pedestrian network shall be comprised of sidewalks and/or asphalt walkways constructed to a minimum width of five (5) feet. The pedestrian network shall include benches and shelters at minimum intervals of five hundred (500) feet. The pedestrian network within an Assisted Living facility shall be connected to the existing pedestrian network and facilities surrounding the development site to allow for convenient pedestrian access to services and amenities in close proximity to the development site.

4. Off-street parking shall be provided in a common parking lot located to or rear of the use to which said parking is associated. Parking lots shall meet the design requirements of Section 1203.

5. A Landscaping Plan shall be developed for the entire Assisted Living facility site. Two (2) Planting Units shall be provided for every dwelling unit within an Assisted Living facility. Selected plants shall be native or naturalized to Pennsylvania. The Landscaping Plan shall be prepared by a Landscape Architect licensed to practice in Pennsylvania. Precise placement of plant elements is not required. However, the Landscaping Plan shall relate to the need to soften views of parking areas, garbage dumpster sites, and mechanical and utility equipment sites, and shall facilitate attractive outdoor recreation spaces.

SECTION 1033: INDEPENDENT LIVING

A. Permitted Uses: The following types of uses shall be authorized to be included within an Independent Living facility.

1. Residential Uses
 - a. Single-Family Detached Dwellings.
 - b. Single-Family Semi-Detached Dwellings.
 - c. Single-Family Attached Dwellings.
 - d. Apartment Buildings.
2. Common Uses: The following common uses shall be permitted to be located within an Independent Living facility.
 - a. Recreation Facilities, including but not limited to activity rooms, auditoriums, lounges, and libraries.
 - b. Health Care Facilities, including but not limited to physical therapy facilities and services, exercise room with equipment, swimming pools.
 - c. Professional Office uses intended to serve the residents of the CCRC, provided that such professional office uses do not exceed ten percent (10%) of the total floor area within the CCRC.
 - d. Chapels.

B. Bulk and Area Regulations: Assisted Living facilities shall be subject to the bulk and area regulations of the underlying zoning district, with the exception of the following.

1. Maximum Development Density: The maximum residential density of an Independent Living facility shall be defined by the density authorized in the zoning district where the Assisted Living facility is proposed.
2. Minimum Lot Size: The minimum lot size upon which an Independent Living facility may be proposed shall be five (5) acres.
3. Maximum Coverage: Maximum Coverage for an Independent Living facility shall be sixty-five percent (65%).
4. Minimum Yard Requirements: The minimum yard requirements of the underlying zoning district are applicable. However, the minimum yard requirements shall be applied to the overall Independent Living facility rather than to the individual buildings.
5. Minimum Building Separation: The following minimum building separation distances shall be applied to all buildings within the Assisted Living facility.
 - Front to Front: Fifty (50) feet.
 - Front to Side: Twenty-five (25) feet.
 - Side to Side: Fifteen (15) feet.
 - Side to Rear: Twenty-five (25) feet.
 - Rear to Rear: Fifty (50) feet.

C. Design Requirements: An Independent Living facility shall be subject to the following design standards.

1. Dwelling Unit Standards: The following standards shall be applied to all dwelling units within an Assisted Living facility.
 - a. Single Floor Dwellings: A minimum of fifty percent (50%) of the dwelling units within an Assisted Living facility shall provide a single-story living arrangement. For the purpose of this Section, an apartment unit on a second or third floor shall not be considered to have a single-story living arrangement unless elevator service is provided.

- b. Accessible Dwellings: A minimum of twenty-five percent (25%) of the dwelling units within an Assisted Living facility shall be designed to be accessible to disabled or handicapped residents.
 - c. Single Family Attached Dwellings: All Single-Family Attached Dwellings shall meet the design requirements required Section 1015.
 - d. Apartment Buildings: All Apartment Buildings shall meet the design requirements established in Section 1016.
- 2. Common Use Standards: The following standards shall be applied to all nonresidential uses within an Independent Living facility.
 - a. All common uses within an Independent Living facility shall be located in a central location within the community. The location of the common uses shall be connected to the pedestrian system within the development and shall be easily accessible for all residents.
 - b. Where common uses are located in a building or buildings separate from residential buildings, the building(s) with the common uses shall have an architectural design that is consistent with and reflective of the architectural character of the residential buildings within the Independent Living facility. Architectural renderings shall be submitted to document the required consistency.
- 3. Pedestrian Facilities: A pedestrian network shall be provided within the Independent Living facility to connect all dwelling units with all activity centers, designated open space, and any common uses. The pedestrian network shall be comprised of sidewalks and/or asphalt walkways constructed to a minimum width of five (5) feet. The pedestrian network shall include benches and shelters at minimum intervals of five hundred (500) feet. The pedestrian network within an Independent Living facility shall be connected to the existing pedestrian network and facilities surrounding the development site to allow for convenient pedestrian access to services and amenities in close proximity to the development site.
- 4. Off-street parking shall be provided in a common parking lot located to or rear of the use to which said parking is associated. Parking lots shall meet the design requirements of Section 1203.
- 5. A Landscaping Plan shall be developed for the entire Independent Living facility site. Two (2) Planting Units shall be provided for every dwelling unit within an Independent Living facility. Selected plants shall be native or naturalized to Pennsylvania. The Landscaping Plan shall be prepared by a Landscape Architect licensed to practice in Pennsylvania. Precise placement of plant elements is not required. However, the Landscaping Plan shall relate to the need to soften views of parking areas, garbage dumpster sites, and mechanical and utility equipment sites, and shall facilitate attractive outdoor recreation spaces.

SECTION 1034: NURSING HOME

- A. Bulk and Area Regulations: Nursing Homes shall be subject to the bulk and area regulations of the underlying zoning district with the exception of the following.
 - 1. Maximum Development Density: The maximum residential density of an Nursing Home shall be defined by the density authorized in the zoning district where the Nursing Home is proposed. In calculating project density, the following weighting factor shall be applied.
 - a. Each Nursing / Skilled Unit within a Nursing Home shall be counted as three quarters (1/2) of a dwelling unit.
 - 2. Maximum Coverage: Maximum Coverage for Nursing Home shall be sixty-five percent (65%).
- B. Off-street parking shall be provided in a common parking lot located to or rear of the use to which said parking is associated. Parking lots shall meet the design requirements of Section 1203.
- C. Pedestrian Facilities: A pedestrian network shall be provided within the Nursing Home site to provide access to all activity centers and designated open space. The pedestrian network shall be comprised of sidewalks and/or asphalt walkways constructed to a minimum width of five (5) feet.

The pedestrian network shall include benches and shelters at minimum intervals of five hundred (500) feet. The pedestrian network within Nursing Home site shall be connected to the existing pedestrian network and facilities surrounding the development site to allow for convenient pedestrian access to services and amenities in close proximity to the development site.

D. A Landscaping Plan shall be developed for the Nursing Home facility site. One (1) Planting Unit shall be provided for every Nursing / Skilled Unit within a Nursing Home facility. Selected plants shall be native or naturalized to Pennsylvania. The Landscaping Plan shall be prepared by a Landscape Architect licensed to practice in Pennsylvania. Precise placement of plant elements is not required. However, the Landscaping Plan shall relate to the need to soften views of parking areas, garbage dumpster sites, and mechanical and utility equipment sites, and shall facilitate attractive outdoor recreation spaces.

SECTION 1035: EVENT VENUE

A. An Event Venue, whether proposed as a principal use or an accessory use, shall be subject to the minimum and maximum lot area requirements of the underlying zoning district.

B. All components of an Event Venue shall be located at least one hundred (100) feet from any property line. Buildings existing on the effective date of this Ordinance, and which are proposed for use with the Event Venue, shall be excluded from this location standard.

C. An Event Venue shall be scaled to provide for maximum attendance of no more than two hundred (200) guests. The applicant shall submit documentation demonstrating that the size of the building venue relates to this maximum capacity.

D. Parking for the Event Venue shall be provided in accordance with applicable provisions of Article XII of this Ordinance. In addition, the following standards shall apply.

1. Parking Location: Parking shall be subject to the location standards of Section 1035.B above.

2. Screening: The parking lot for the Event Venue shall be screened from view from all adjoining properties and from any road right-of-way. The screening shall include plantings arranged to provide a minimum opacity of fifty percent (50%).

E. Hours of operation shall be limited to 11:00 AM to 8:00 PM.

F. All entertainment, including but not limited to music, bands, dance floor, and stage, shall be located within an Event Venue building.

G. No sound from any entertainment provided at an Event Venue shall be discernable at the property line.

H. Overnight accommodations may be provided with an Event Venue. However, such accommodations shall be available only to guests of the Event Venue, and shall not be made available to the general public.

I. The applicant shall obtain any applicable building code or related approvals for any building to be used as part of the Event Venue. This includes building code or related approvals for any existing building that may be renovated to accommodate Event Venue use. Obtaining applicable building code or related approvals shall be a condition of any Zoning Permit issued for Event Venue use.

J. The applicant shall obtain applicable approvals from the local municipal Sewage Enforcement Office documenting that appropriate on-lot septic is provided for the Event Venue use.

K. For an Event Venue proposed as an accessory use to a farm or agricultural operation, the following additions standards shall be applied.

1. The applicant shall provide documentation demonstrating and confirming that the Events Venue will function as an accessory component of the principal use of the property as a farm or agricultural operation. The type of documentation to be provided is at the discretion of the applicant, provided that the information clearly demonstrates the accessory relationship of the Event Venue to the farm or agricultural operation.

2. In no case shall approval of an Event Venue be provided that replaces the principal farm or agricultural operation use of the property. The farm or agricultural operation use of the property shall continue to operate following approval of the Event Venue.

SECTION 1036: GROUP HOME

- A. The Group Home shall include persons functioning as a common household and/or family.
- B. The Group Home may involve providing non-routine support services and oversight to persons who need such assistance to avoid being placed within an institution because of a physical disability, old age, mental disability, or other handicap as defined by applicable federal law.
- C. The provider and the structure shall be licensed by the appropriate County and/or State agencies and shall comply with all applicable rules and regulations.
- D. No more than twelve (12) residents shall occupy a Group Home at one time.
- E. There shall be twenty-four (24) hour resident supervision by people qualified by training and experience in the field for which the Group Home is intended.
- F. Any medical or counseling services provided shall be done so only for residents of the Group Home.
- G. The lot on which a Group Home is located shall be at least one thousand (1,000) feet from the lot on which another Group Home or Halfway House is located. Such distance shall be measured in a horizontal straight line from the nearest point on one lot to the nearest point on the other lot.
- H. There shall be no alteration to the outside of the structure that would alter the single-family character of the dwelling, be inconsistent with the basic architecture of the dwelling, or be incompatible with surrounding dwellings.
- I. No sign for the Group Home shall be displayed.
- J. The use shall not be "Halfway House" as defined in this Ordinance.
- K. The Use shall not involve the housing or treatment of persons who could reasonably be considered a threat to the physical safety to others.

SECTION 1037: HALFWAY HOUSE

- A. No more than six (6) residents shall occupy a Halfway House at one time.
- B. The provider and the structure shall be licensed by the appropriate County and/or State agencies and shall comply with all applicable rules and regulations.
- C. Any medical or counseling services provided shall be done so only for residents of the Halfway House.
- D. The lot on which a Halfway House is located shall be at least one thousand (1,000) feet from the lot on which another Halfway House or Group Home is located. Such distance shall be measured in a horizontal straight line from the nearest point on one lot to the nearest point on the other lot.
- E. No sign for the Halfway House shall be displayed.
- F. The applicant shall provide a written description of all types of residents the use is intended to serve. Any future additions or modifications to this list shall require approval in accordance with the provisions of this Ordinance.
- G. The applicant shall prove that such use will involve adequate supervision and security measures to protect public safety.

SECTION 1038: CHILD CARE CENTER OR GROUP CHILD CARE

- A. An outdoor play area meeting the following standards shall be provided.
 - 1. An outdoor play area shall be provided at a rate of sixty-five (65) square feet per child, with the exception that a rate of forty (40) square feet shall be provided for infants and a rate of fifty (50) square feet shall be provided for toddlers.

2. Off-street parking lots shall not be used as outdoor play areas.
3. Outdoor play areas shall not be located within the front yard.
4. Outdoor play areas shall be completely enclosed by a minimum four (4) foot high fence, and screened from adjoining residentially zoned properties.

B. Passenger “drop-off” and “pick-up” areas shall be provided on site and arranged so that the passengers do not have to cross traffic lanes on or adjacent to the site.

C. All Child Care Center or Group Child Care facilities shall obtain and maintain proper licensure from the Commonwealth of Pennsylvania

SECTION 1039: FAMILY CHILD CARE

A. An outdoor play area meeting the following standards shall be provided.

1. An outdoor play area shall be provided at a rate of sixty-five (65) square feet per child, with the exception that a rate of forty (40) square feet shall be provided for infants and a rate of fifty (50) square feet shall be provided for toddlers..
2. Off-street parking lots shall not be used as outdoor play areas.
3. Outdoor play areas shall not be located within the front yard.
4. Outdoor play areas shall be completely enclosed by a minimum four (4) foot high fence, and screened from adjoining residentially zoned properties.

B. Passenger “drop-off” and “pick-up” areas shall be provided on site and arranged so that the passengers do not have to cross traffic lanes on or adjacent to the site.

C. All Family Child Care facilities shall obtain and maintain proper licensure from the Commonwealth of Pennsylvania

SECTION 1040: ACADEMIC CLINICAL RESEARCH CENTER

A. An Academic Clinical Research Center may grow medical marijuana only in an indoor, enclosed, and secure building which includes electronic locking systems, electronic surveillance and other features required by the Pennsylvania Department of Health.

B. External lighting, if proposed, shall comply with Section 404.C.

C. Landscaping shall be provided in accordance with Section 404.H.

D. Parking shall be provided in accordance with Section 1201 and designed in accordance with Section 1203.

SECTION 1041: MEDICAL MARIJUANA DISPENSARY

A. The Medical Marijuana Dispensary must be legally registered in the Commonwealth and possess a current valid medical marijuana permit from the Pennsylvania Department of Health.

B. The Medical Marijuana Dispensary may only dispense medical marijuana in an indoor, enclosed, permanent, and secure building.

C. The Medical Marijuana Dispensary may not operate on the same site as a Medical Marijuana Grower / Processor facility.

D. The Medical Marijuana Dispensary shall have a single secure public entrance and shall implement security measures to prevent the theft of marijuana and to prevent the unauthorized entrance into areas containing medical marijuana.

E. The Medical Marijuana Dispensary shall not include any of the following functions or features.

1. Drive-through service or facilities.
2. Outdoor seating areas.

3. Outdoor vending machines.
4. Direct or home delivery service.

F. The Medical Marijuana Dispensary shall prohibit the administration of, or the consumption of, medical marijuana on the premises.

G. The Medical Marijuana Dispensary may not be located within one thousand (1,000) feet of the property line of an educational institution or a day-care center. This distance shall be measured in a straight line from the closest exterior wall of the building or portion thereof in which the business is conducted or proposed to be conducted, to the closest property line of the protected use, regardless of municipality in which it is located.

H. The Medical Marijuana Dispensary shall be separated by a minimum distance of one thousand (1,000) feet from any other Medical Marijuana Dispensary. This distance shall be measured in a straight line from the closest exterior walls of the buildings or portions thereof in which the Medical Marijuana Dispensaries are conducted or proposed to be conducted, regardless of municipality in which it is located.

I. External lighting, if proposed, shall comply with Section 503.J.

J. Landscaping shall be provided in accordance with Section 503.N.

K. Parking shall be provided in accordance with Section 1201 and designed in accordance with Section 1203.

L. Loading areas shall be provided in accordance with Section 1204.

SECTION 1042: MEDICAL MARIJUANA GROWER / PROCESSOR

A. The Medical Marijuana Grower / Processor must be legally registered in the Commonwealth and possess a current valid medical marijuana permit from the Pennsylvania Department of Health.

B. The Medical Marijuana Grower / Processor may only grow medical marijuana in an indoor, enclosed, and secure building which includes electronic locking systems, electronic surveillance and other features required by the Pennsylvania Department of Health.

C. Marijuana remnants and byproducts shall be secured and properly disposed of in accordance with the Pennsylvania Department of Health policy and shall not be placed within any unsecure exterior refuse containers.

D. The Medical Marijuana Grower / Processor shall provide only wholesale products to other medical marijuana facilities. Retail sales and dispensing of medical marijuana and related products is prohibited at medical marijuana grower/processor facilities.

E. The Medical Marijuana Grower / Processor may not be located within one thousand (1,000) feet of the property line of an educational institution or a day-care center. This distance shall be measured in a straight line from the closest exterior wall of the building or portion thereof in which the business is conducted or proposed to be conducted, to the closest property line of the protected use, regardless of municipality in which it is located.

F. External lighting, if proposed, shall comply with Section 404.C.

G. Landscaping shall be provided in accordance with Section 404.H.

H. Parking shall be provided in accordance with Section 1201 and designed in accordance with Section 1203.

I. Loading areas shall be provided in accordance with Section 1204.

SECTION 1043: MEDICAL MARIJUANA DELIVERY VEHICLE OFFICE

A. Any medical marijuana storage, including temporary storage, at a Medical Marijuana Delivery Vehicle Office facility shall be secured to the same level as that for a Medical Marijuana Grower / Processor facility.

B. Transport vehicles associated with a Medical Marijuana Delivery Vehicle Office shall be equipped with a locking cargo area.

- C. Transport vehicles associated with a Medical Marijuana Transport Vehicle Service shall have no markings that would identify the vehicle as being used to transport medical marijuana.
- D. External lighting, if proposed, shall comply with Section 404.C.
- E. Landscaping shall be provided in accordance with Section 404.H.
- F. Parking shall be provided in accordance with Section 1201 and designed in accordance with Section 1023.
- G. Loading areas shall be provided in accordance with Section 1204.

SECTION 1044: RENTAL STORAGE

- A. The minimum aisle width between buildings shall be twenty-four (24) feet.
- B. Aisles shall be designed to enable large vehicle movement through the site. The applicant shall submit a graphic depicting truck turning movements to demonstrate that large vehicles can move through the site without contacting buildings or being forced to make reverse movements.
- C. Aisles shall be paved. Suitable paving material shall be asphalt or concrete.
- D. Storage of explosive, radioactive, toxic, highly flammable, or otherwise hazardous materials shall be prohibited.
- E. No business or other activity other than leasing of storage units shall be conducted on the premises.
- F. All storage shall be within closed buildings built on a permanent foundation of durable materials. Trailers, box cars or similar impermanent or movable structures shall not be used for storage.
- G. Outdoor vehicle storage is permitted and shall comply with the following requirements.
 - 1. Outdoor vehicle storage shall be screened to prevent view from adjacent streets, residential uses, or land within the AP1, LC, RR, R, MFR, and V Districts.
 - 2. A maximum of twenty percent (20%) of the total site area may be used for outdoor vehicle storage.
 - 3. Stored vehicles shall not interfere with traffic movement through the facility.
 - 4. Spaces for outdoor vehicle storage shall be marked in manner consistent with Section 1203.L.
- H. The facility shall be surrounded by a fence of at least six (6) feet but not more than eight (8) feet in height.
- I. Lighting shall be arranged so as to prevent direct view of the light source from adjoining properties and/or public rights-of-way.
- J. A landscaped buffer of no less than ten (10) feet in width shall be provided around the perimeter of the facility. At least one (1) major deciduous tree shall be planted for every twenty foot segment of the buffer. The buffer plantings may count toward meeting any landscaping requirement of the zoning district within which the rental storage use is proposed.

SECTION 1045. OUTDOOR SHOOTING RANGE

- A. An Outdoor Shooting Range may be operated as either a principal use or an accessory use. When operated as an accessory use, the Outdoor Shooting Range must have a logical relationship to the principal use of the property, as demonstrated by the applicant. Examples of principal uses to which an Outdoor Shooting Range may be considered to be accessory include, but are not necessarily limited to, hunting clubs, retail uses featuring sales of firearms and related merchandise, and governmental uses.
- B. An Outdoor Shooting Range may be operated as either a commercial or as a non-profit operation. An Outdoor Shooting Range may be used by the general public, or may be limited to private use by members or guests of the entity establishing the Outdoor Shooting Range.
- C. Minimum Lot Area: Twenty-five (25) acres.

D. Setbacks: An Outdoor Shooting Range shall be subject to minimum setbacks along all adjoining street rights-of-way and property lines. No improvements associated with an Outdoor Shooting Range may be located within the setback. This limitation shall include parking and loading areas, utility facilities, and the range itself along with any associated buildings and structures. A single access drive and stormwater management facilities shall not be subject to the setback. The setbacks shall be the following.

1. Two hundred (200) feet where the property adjoins property improved with a residence, school, or place of worship, or property located within a zoning district that permits residential use.
2. One hundred (100) feet where the property adjoins property improved with any use other than a residence, school, or place of worship, or property located within a zoning district that does not permit residential use.

E. Earthen Berm: An Outdoor Shooting Range shall be provided with an earthen berm, where applicable, in accordance with the following standards.

1. Applicability: An earthen berm shall be provided for all Outdoor Shooting Ranges developed as a rifle or pistol range. An earthen berm shall not be required for Outdoor Shooting Ranges involving sporting clays or archery.
2. Location: Where required, the earthen berm shall be located within twenty (20) feet of the furthest target.
3. Design: The earthen berm shall be designed in accordance with the following.
 - a. All berms shall have a slope of not less than one vertical foot to one horizontal foot.
 - b. The crest of all berms shall be a minimum of four (4) feet in depth as measured between the wall of the berm facing the range and the opposite wall.
 - c. The backstop or impact berm must extend a minimum of twenty (20) feet vertically above the ground level and have a minimum vertical height separation of fifteen (15) feet above the highest target and the top of the backstop berm.
 - d. Earthen side berms must be provided immediately adjacent to the range and shall extend from immediately behind the firing line to the backstop berm. The side berms shall extend a minimum of twelve (12) feet vertically above ground level.
 - e. The elevation of the firing line and the base of all berms shall be the same.

F. Range Design: The overall design of the Outdoor Shooting Range shall be consistent with the Range Development Manual of the National Rifle Association (NRA) or comparable design reference. The applicant shall identify the range development manual or design guide relied upon when designing the Outdoor Shooting Range.

G. The Outdoor Shooting Range shall be free of gravel and other hard surface materials.

H. The shotfall zone shall be designed in accordance with the following standards.

1. The shotfall zone shall minimize safety risks to persons and property in residential, place of worship, and school use or properties zoned for residential, place of worship, and school use.
2. Shooting directions associated with the shotfall zone shall not be into or over any water bodies or wetlands.
3. The shotfall zone shall provide for the maximum containment of bullets or other projectiles on site, and shall include backstops, earthen berms, or other means to contain bullets and other projectiles within the site and to minimize ricocheting.
4. A operations plan shall be provided for the shotfall zone to provide for lead reclamation for the site. The plan shall include, but not be limited to, hand raking and sifting, screening, vacuuming and soil washing, as well as landscaping (to include grass, mulch or compost and removal of scrub vegetation).

- I. Hours of operation for Outdoor Shooting Ranges shall be limited to daylight hours, Monday through Saturday, with no Sunday operations.
- J. Warning signs shall be posted a minimum of ten (10) feet from the outside of the berm, and shall be of sufficient size to be read outside the shotfall zone.

SECTION 1046: HOMESTAY

- A. The maximum number of guest room or suite permitted within a Homestay shall be established as follows.
 - 1. For Homestays on a property of less than one (1) acre, only one (1) guest room or suite shall be permitted.
 - 2. For Homestays on a property of one (1) acre to five (5) acres, two (2) guest rooms or suites shall be permitted.
 - 3. For Homestays on a property exceeding five (5) acres, any number of guest rooms or suites may be provided.
- B. Any proposed homestay shall be compatible with the neighborhood in which it is located in terms of landscaping, scale, and architectural character. The use shall be harmonious and compatible with the existing uses within the neighborhood.
- C. The operator of the homestay shall be the owner of the dwelling and permanently reside on the premises.
- D. Cooking facilities are prohibited within the guest room or suite occupied by the guests. Any access to cooking facilities for the guests shall only be to the common cooking facilities for the dwelling as a whole.
- E. The homestay shall meet applicable requirements of the Pennsylvania Uniform Construction Code, or similar applicable code.
- F. The operator of the homestay must demonstrate that the homestay is registered with the Adams County Treasurer's Office in compliance with County Ordinance No. 1 of 2022, as may be updated or amended, for the payment of hotel room rental tax.

SECTION 1047: VACATION RENTAL

- A. Any proposed vacation rental shall be compatible with the neighborhood in which it is located in terms of landscaping, scale and architectural character. The use shall be harmonious and compatible with the existing uses within the neighborhood.
- B. The operator of the vacation rental shall, at all times while the property is being used as a vacation rental, maintain a contact person/entity within a 15-minute drive of the property. The contact person or entity must be available via telephone 24 hours a day, 7 days a week, to respond to complaints regarding the use of the vacation rental.
- C. A written notice shall be conspicuously posted inside each vacation rental unit setting forth the name, address and telephone number of the contact person required in Section 1047.B. The notice shall also set forth the address of the vacation rental, the maximum number of vehicles permitted to park on-site, and the day(s) established for garbage collection.
- D. The number of overnight occupants shall be limited to two persons per available guest room or suite.
- E. The vacation rental shall meet applicable requirements of the Pennsylvania Uniform Construction Code, or similar applicable code.
- F. Off-street parking shall be provided in accordance with Section 1201. Where the number of required parking spaces is such that a parking lot is required in accordance with Section 1203.A, such parking lot shall be designed in accordance with the requirements of Section 1203.

G. The operator of the vacation rental must demonstrate that the vacation rental is registered with the Adams County Treasurer's Office in compliance with County Ordinance No. 1 of 2022, as may be updated or amended, for the payment of hotel room rental tax.

SECTION 1048: RV HOSTING

A. The operator of the RV Hosting site shall reside on the property.

B. The RV Hosting site shall be located on a property with a minimum lot area of five (5) acres.

C. The RV Hosting site shall be located at least fifty (50) feet from any side and rear property line, and at least one hundred (100) feet from any front property line.

D. The RV Hosting site shall be limited to one (1) recreational vehicle.

E. The RV Hosting site shall be provided with an improved pad for the recreational vehicle. The pad shall either be paved or be surfaced with crushed stone.

F. Access to the RV Hosting site shall be provided by an existing driveway or by a new entrance permitted by the local municipality or by the Pennsylvania Department of Transportation, as appropriate. Access to the RV Hosting site shall be designed to allow for adequate maneuvering / turning space on the property to eliminate the need for any backing up / reverse maneuvering within any road right-of-way.

G. The RV Hosting site shall be provided with access to on-lot septic and water facilities. The applicant shall provide confirmation from the municipal Sewage Enforcement Officer that the existing septic system has adequate capacity for the RV Hosting use.

H. If electric service is provided to the RV Hosting site, such electric connection shall be installed and inspected in accordance with applicable provisions of the Pennsylvania Uniform Construction Code, or similar applicable code.

I. No ground fires shall be permitted. The RV Hosting site shall be provided with an improved fire pit or comparable facility should the provision of camp fire facilities be proposed.

J. The RV Hosting site shall be the only form of Short-Term Rental on the property. The RV Hosting site shall not be permitted if any other form of Short-Term Rental is already permitted for the property.

K. Off-street parking shall be provided in accordance with Section 1201. All parking shall be hidden from view, through the use of landscaping or similar design features, from any public road right-of-way.

L. The operator of the RV Hosting site must demonstrate that the RV Hosting site is registered with the Adams County Treasurer's office in compliance with County Ordinance No. 1 of 2022, as may be updated or amended, for the payment of hotel room rental tax.

SECTION 1049: TENT HOSTING

A. The operator of the Tent Hosting site shall reside on the property.

B. The Tent Hosting site shall be located on a property with a minimum lot area of five (5) acres.

C. The Tent Hosting site shall be located at least fifty (50) feet from any side or rear property line, and at least one hundred (100) feet from any front property line.

D. The Tent Hosting site shall be provided with a designated, fixed, and marked location for the tent. The tent site need not be improved with a tent pad or similar surfaced area.

E. Access to the Tent Hosting site shall be provided by an existing driveway or by a new entrance permitted by the local municipality or by the Pennsylvania Department of Transportation, as appropriate. Access to the Tent Hosting site shall be designed to allow for adequate maneuvering / turning space on the property to eliminate the need for any backing up / reverse maneuvering within any road right-of-way.

F. The Tent Hosting site shall be provided with access to on-lot septic and water facilities. The applicant shall provide confirmation from the municipal Sewage Enforcement Officer that the existing septic system has adequate capacity for the Tent Hosting use.

G. No ground fires shall be permitted. The Tent Hosting site shall be provided with an improved fire pit or comparable facility should the provision of camp fire facilities be proposed.

H. The Tent Hosting site shall be the only form of Short-Term Rental on the property. The Tent Hosting site shall not be permitted if any other form of Short-Term Rental is already permitted for the property.

I. Off-street parking shall be provided in accordance with Section 1201. All parking shall be hidden from view, through the use of landscaping or similar design features, from any public road right-of-way.

J. The operator of the Tent Hosting site must demonstrate that the Tent Hosting site is registered with the Adams County Treasurer's office in compliance with County Ordinance No. 1 of 2022, as may be updated or amended, for the payment of hotel room rental tax.

SECTION 1050: USE OF THE SAME GENERAL CHARACTER

A. The proposed use shall be of the same general character in terms of size, scale, intensity, and type of use as those uses specifically authorized in the underlying zoning district.

B. The applicant shall present testimony that evaluates the degree to which the proposed use is of the same general character of the underlying zoning district versus other zoning districts applied by the Zoning Ordinance. In rendering its decision, the Zoning Hearing Board shall conclude that the proposed use achieves an equal or higher degree of character consistency in terms of general character in the underlying district versus other zoning districts applied in the by the Zoning Ordinance.

C. The proposed use shall not cause traffic impacts that exceed the potential traffic impacts that may be caused by the development of uses specifically authorized in the underlying zoning district.

D. The proposed use shall not produce heat, glare, noise, noxious odors, or any other nuisance that exceed the potential impacts of uses specifically authorized in the underlying zoning district.

E. The proposed use shall comply with all dimensional, performance, and related requirements of the Zoning Ordinance ordinarily applied to specifically authorized uses of the underlying zoning district.

SECTION 32: Text Amendment

Section 1101 of the Adams County Zoning Ordinance shall be amended in its entirety to read as follows.

SECTION 1101: SIGN REGULATIONS BY ZONING DISTRICT

The following regulations shall govern the number, size, and placement of permanent signs.

A. Signs in the Highway Commercial (HC) District.

1. For a property with one principal use, the following standards shall apply.

a. Maximum Number of Signs: No Maximum.

b. Maximum Sign Area of All Signs: Sixty (60) square feet. In calculating the sign area of a Freestanding Sign with two (2) sides, but where only one side of the sign is visible at any time, the sign area of such sign shall equal the area of only one (1) side of the sign.

c. Maximum Freestanding Sign Height: Fifteen (15) feet.

d. Maximum Wall Sign Height: The roofline of the building to which the wall sign is affixed.

e. Illumination: Signs may be either internally or externally illuminated.

2. For a property with two (2) or more principal uses, including but not limited to a shopping center, the following sign standards shall apply.

- a. Maximum Number of Freestanding Signs: One (1).
 - b. Maximum Sign Area for Freestanding Signs: One Hundred (100) square feet.
 - c. Maximum Sign Height for Freestanding Signs: Twenty-five (25) feet.
 - d. Maximum Number of Wall Signs: One (1) for each use on the property.
 - e. Maximum Sign Area for Walls Signs: Sixty (60) square feet.
 - f. Maximum Sign Height for Wall Signs: The roofline of the building to which the wall sign is affixed.
 - g. Illumination: Signs may be either internally or externally illuminated.
3. For a corner lot, the signs authorized in Subsections 1 and 2 above may be applied along both streets.

B. Signs in the Employment Center (EC) District

1. For a property with one principal use, the following standards shall apply.
 - a. Maximum Number of Signs: No Maximum.
 - b. Maximum Sign Area of All Signs: Eighty (80) square feet. In calculating the sign area of a Freestanding Sign with two (2) sides, but where only one side of the sign is visible at any time, the sign area of such sign shall equal the area of only one (1) side of the sign.
 - c. Maximum Freestanding Sign Height: Fifteen (15) feet.
 - d. Maximum Wall Sign Height: The roofline of the building to which the wall sign is affixed.
 - e. Illumination: Signs may be either internally or externally illuminated.
2. For a property with two (2) or more principal uses, including but not limited to a business park and an industrial park, the following sign standards shall apply.
 - a. Maximum Number of Freestanding Signs: One (1).
 - b. Maximum Sign Area for Freestanding Signs: One Hundred Twenty (120) square feet.
 - c. Maximum Sign Height for Freestanding Signs: Twenty-five (25) feet.
 - d. Maximum Number of Wall Signs: One (1) for each use on the property.
 - e. Maximum Sign Area for Wall Signs: Sixty (60) square feet.
 - f. Maximum Sign Height for Wall Signs: The roofline of the building to which the wall sign is affixed.
 - g. Illumination: Signs may be either internally or externally illuminated.
3. For a corner lot, the signs authorized in Subsections 1 and 2 above may be applied along both streets.

C. Signs in the Agricultural Preservation (AP-1) and Land Conservation (LC) Districts.

1. For a property within the AP-1 and LC Districts, the following standards shall apply.
 - a. Maximum Number of Signs: No Maximum.
 - b. Maximum Sign Area of All Signs: Fifty (50) square feet. In calculating the sign area of a Freestanding Sign with two (2) sides, but where only one side of the sign is visible at any time, the sign area of such sign shall equal the area of only one (1) side of the sign.

- c. Maximum Freestanding Sign Height: Ten (10) feet.
 - d. Maximum Wall Sign Height: The roofline of the building to which the wall sign is affixed.
 - e. Illumination: Signs shall be limited to external illumination.
2. For a corner lot, the signs authorized in Subsection 1 above may be applied along both streets.
- D. Signs in the Village (V) District
- 1. For a property within the Village (V) District, the following standards shall apply.
 - a. Maximum Number of Signs: One (1) for each use of property.
 - b. Maximum Sign Area
 - (1) Freestanding Signs: Six (6) square feet. In calculating the sign area of a Freestanding Sign with two (2) sides, but where only one side of the sign is visible at any time, the sign area of such sign shall equal the area of only one (1) side of the sign.
 - (2) Projecting Signs: Eight (8) square feet.
 - (3) Wall signs: Ten (10) square feet.
 - c. Maximum Sign Height
 - (1) Freestanding Signs: Five (5) feet.
 - (2) Projecting Signs: Twelve (12) feet.
 - (3) Wall Signs: The roofline of the building to which the wall sign is affixed.
 - d. For projecting signs placed above sidewalks or walkways, the minimum clearance underneath the projecting sign shall be eight (8) feet.
 - e. Illumination: Signs shall be limited to external illumination.
 - 2. For a corner lot, the signs authorized in Subsection 1 above may be applied along both streets.
- E. Signs in the Rural Residential (RR), Residential (R), and Mixed Dwelling Residential (MDR) Districts.
- 1. For a property within the RR, R, and MDR Districts, the following standards shall apply.
 - a. Maximum Number of Signs: One (1) for each use of property.
 - b. Maximum Sign Area of All Signs: Fifty (50) square feet. In calculating the sign area of a Freestanding Sign with two (2) sides, but where only one side of the sign is visible at any time, the sign area of such sign shall equal the area of only one (1) side of the sign.
 - c. Maximum Freestanding Sign Height: Eight (8) feet.
 - d. Maximum Wall Sign Height: The roofline of the building to which the wall sign is affixed.
 - e. Illumination: Signs shall be limited to external illumination.
 - 2. For a corner lot, the signs authorized in Subsection 1 above may be applied along both streets.

F. Permitting: All permanent signs shall be subject to permitting in accordance with Section 1411 of this Ordinance.

SECTION 33: Text Amendment

Section 1102 of the Adams County Zoning Ordinance shall be amended in its entirety to read as follows.

SECTION 1102 – REGULATIONS FOR TEMPORARY SIGNS

Temporary signs are permitted on any property. The following regulations shall govern the number, size, and placement of temporary signs.

A. Maximum Number of Signs

1. Property with a One (1) Principal Use: One (1) for every one hundred (100) feet, or portion thereof, of road frontage.
2. Property with Two (2) or More Principal Uses: One (1) for each use.

B. Maximum Sign Area per Sign

1. Freestanding Sign: Eight (8) square feet.
2. Wall sign: Ten (10) square feet.

C. Maximum Sign Height

1. Freestanding Sign: Five (5) feet.
2. Wall Sign: The roofline of the building to which the wall sign is affixed.

D. Illumination: Signs shall be limited to external illumination.

E. Period of Display: The display of temporary signs shall be limited to the period of time during which the event, activity, sale or comparable condition is occurring on the property.

F. Permitting: Temporary signs shall not be subject to permitting in accordance with Section 1411 of this Ordinance. However, violations of the temporary sign provisions may be subject to the enforcement provisions of Sections 1414 and 1415 of this Ordinance.

SECTION 34: Text Amendment

Section 1103 of the Adams County Zoning Ordinance shall be amended in its entirety to read as follows.

SECTION 1103: SIGNS NOT SUBJECT TO REGULATION

Signs regulated by state or federal law shall not be subject to the limitations provided herein.

SECTION 35: Text Amendment

Article XI shall be amended by removing Section 1105 in its entirety. Article XI shall be further amended by renumbering Sections 1106 and 1107 as Sections 1105 and 1106 respectively.

SECTION 36: Text Amendment

Renumbered Section 1105 of the Adams County Zoning Ordinance shall be amended to by adding the following.

F. Roof signs.

SECTION 37: Text Amendment

The first sentence of the introductory statement of Section 1201 shall be amended to read as follows.

Within the Employment Center (EC), the Highway Commercial (HC), the Agricultural Preservation 1 (AP-1), the Land Conservation (LC), the Rural Residential (RR), the Residential (R), and

the Mixed Dwelling Residential (MDR) Districts, and unless otherwise regulated in this Article or elsewhere in this Ordinance, the following parking facilities are required.

SECTION 38: Text Amendment

Section 1201.A of the Adams County Zoning Ordinance is hereby amended by adding the following.

3. Continuing Care Retirement Community
 - a. One (1) for every Independent Living Unit
 - b. One (1) for every two (2) Assisted Living Units
 - c. One (1) for every three (3) beds in a Nursing or Skilled Care Unit
 - d. Common Facilities: See Schedule in Section 1201 for parking space requirements for individual uses within a common facility area.
 - e. Guest Parking: One (1) space for every five (5) living units.
4. Assisted Living Facility
 - a. One (1) for every two (2) Assisted Living Units
 - b. Common Facilities: See Schedule in Section 1201 for parking space requirements for individual uses within a common facility area.
 - c. Guest Parking: One (1) space for every five (5) living units.
5. Independent Living Facility
 - a. One (1) for every Independent Living Unit
 - b. Common Facilities: See Schedule in Section 1201 for parking space requirements for individual uses within a common facility area.
 - c. Guest Parking: One (1) space for every five (5) living units.
6. Nursing Home

One (1) for every three (3) Nursing / Skilled unit.
7. Homestay

One (1) for every guest room or suite, plus (2) for the dwelling unit.
8. Vacation Rental

One (1) for every guest room or suite, plus two (2) for the dwelling unit
9. RV Hosting

One(1).
10. Tent Hosting

One (1).

SECTION 39: Text Amendment

Section 1201.B of the Adams County Zoning Ordinance is hereby amended by adding the following.

13. Event Venue

One (1) parking space for every two (2) guests at maximum capacity.

14. Academic Clinical Research Center

One (1) space for every 2,000 square feet of gross floor area.

15. Medical Marijuana Delivery Vehicle Office

One (1) space for every 1,000 square feet of gross floor area.

16. Medical Marijuana Grower / Processor

One (1) space for each employee on the largest shift.

17. Medical Marijuana Dispensary

One (1) space for every two hundred (200) feet of gross floor area and one (1) space for every two (2) employees.

18. Outdoor Shooting Range

One (1) space for every shooting station.

SECTION 40: Text Amendment

The Map Keys of the Adams County Zoning Map – Germany Township and the Adams County Zoning Map – Menallen Township shall be amended to reflect the change in the name of the Single Family Residential (SFR) District to the Residential (R) District. This amendment does not change the locations where the R District is applied.

SECTION 41: Effective Date

This Ordinance (Ordinance No. 3 of 2022) shall be effective on September 7, 2022.

IN WITNESS WHEREOF, the present Ordinance has been duly enacted, and ordained this 7th day of September, 2022.

**COUNTY OF ADAMS, PENNSYLVANIA
ADAMS COUNTY COMMISSIONERS**

ATTEST:

BY: _____
Randy L. Phiel, Chairman

Paula V. Neiman
Chief Clerk

James E. Martin, Vice-Chairman

Marty Karsteter Qually, Commissioner

Motion carried.

- Mr. Martin moved, seconded by Mr. Phiel, to appoint Chairman Randy L. Phiel to sign on behalf of the Board Contract Change Order #4 dated September 1, 2022 to Contractor D.A. Nolt, Inc. as follows:
 - Extension of the Original Substantial Completion date for the reinforcing and re-roofing of the main HSB roof extended to October 22, 2022 (from the original date of August 17, 2022) due to delays associated with the steel reinforcing work, with no net change to the contract price; and
 - Extension of the Original Substantial Completion date for the re-roofing and reinforcing of the front/entry HSB roof to February 28, 2023 (from the original date of November 18, 2022) due to delays associated with the Original contract scope (as noted above), with no net change to the contract price; and

- Add Gutters and Downspouts on two (2) sides of the low front office roof in lieu of standard rake edge metal to address unforeseen conditions of the low roof sloping in multiple directions, with no net change to the contract price.

Motion carried.

Personnel Report:

Mr. Martin moved, seconded by Mr. Phiel, to approve the Personnel Report as presented:

Court:

- Separation of Employment with Intent to Post – Aaron Scheibelhut, Law Clerk for Judge Campbell, effective September 1, 2022; Meredith Rife, Law Clerk for Judge Simpson, effective October 14, 2022; Colton Knott, Conference Officer in Domestic Relations, effective September 11, 2022, transferring to Adams County Adult Correctional Complex

Children & Youth Services:

Recommendation from Sarah Finkey, Administrator, to approve the employment of Lisa Hinton-Hardison, Caseworker 1, effective September 6, 2022.

Separation of Employment with permission to post:

- Retirement of Jillian Kuhn, HR Administrative Assistant, effective October 28, 2022
- Rescind the separation of employment for Gary Angell, Maintenance Tech 2 Special Projects, effective August 25, 2022
- Jessica Day, Corrections Officer, effective August 30, 2022

Motion carried.

Expenditures:

Mr. Martin moved, seconded by Mr. Phiel, to approve the following expenditures for the period August 22 through September 2, 2022

General Fund Total	\$ 1,787,832.32
General Fund	\$ 765,875.70
PCard Payment	\$ 10,055.38
Payroll – Week #35	\$ 1,011,901.24
Children & Youth Services	\$ 164,398.71
Liquid Fuels	\$ 6,230.45
HazMat Fund	\$ 4,982.00
Commissary Fund	\$ 6,110.80
Hotel Tax Fund	\$ 903.60
Pass Through Grant-Interest	\$ 181,760.00
Capital Project-Reserve	\$ 46,048.24
911 Fund	\$ 55,436.20
Internal Service Fund	\$ 126,599.73

Motion carried.

Other Business:

No Other Business was brought before the Board at this time.

Salary Board Meeting:

The Salary Board Meeting will be held following the Commissioners Meeting.

Adjournment:

Mr. Martin moved, seconded by Mr. Phiel, to adjourn the Commissioner's Meeting at 9:49 a.m. this date.

Motion carried.

Respectfully submitted,

Paula V. Neiman
Chief Clerk