

# *article XIII*

## *Design Standards*

---

### **SECTION 1300 STATEMENT OF INTENT**

The provisions of this Article represent certain supplementary regulations and standards which are either common to all zoning districts or pertinent to a specific district stated herein. These provisions are in addition to those established by the applicable zoning district.

### **SECTION 1301 GENERAL REGULATIONS**

#### **A. Lot Area Requirements**

1. Any lot reduced in area or dimension shall result in a lot which meets or exceeds the requirements of the applicable district. In addition the following provisions shall apply:
  - a. An existing lot that does not comply with the minimum lot area standards of this Ordinance shall not be subdivided, unless said subdivision changes the existing lot lines to bring the existing nonconforming lot into conformity with the applicable district (i.e. combining two lots into one new lot, or relocating a lot line so that neither of the resulting two lots are nonconforming).
  - b. A lot that does not comply with the minimum dimensional standards shall not be subdivided so as to further reduce the nonconforming standard or create a new nonconforming condition.
2. Where a minimum lot area is specified, no principal building or use shall be erected or established on any lot of lesser area, unless said lot meets the requirements of Section 1603, Use Of A Nonconforming Lot.
3. The lot requirements for any permitted building or use shall not include any part of a lot that is required by any other permitted building or use to comply with the requirements of this Ordinance.

#### **B. Minimum Lot Width**

Where a minimum lot width is specified, no primary building or use shall be erected on any part of a lot which has a width less than that specified within this Ordinance, unless said lot meets the requirements of Section 1603, Use Of A Nonconforming Lot.

**C. Yard Requirements**

1. In all districts, no portion of a building or structure shall be built within the minimum depth of front, side, or rear yards as specified within the Ordinance except as provided in the following:
  - a. Projections in residential and industrial districts into required yard areas shall be permitted under the following provisions:
    - (1) Open fire escapes or unroofed porches may project a maximum of four (4) feet into any side or rear yard.
    - (2) Awnings or movable canopies may project into any yard a maximum of twelve (12) feet, provided they extend no closer than fifteen (15) feet from the property line.
    - (3) Arbors, open trellises, and unroofed steps or terraces, and hanging flagpoles shall be permitted with no restriction. No other permanent structure shall project into the required yard.
  - b. Projections within the commercial districts into required front and side yard areas shall be permitted under the following provisions:
    - (1) The projection does not obstruct pedestrian circulation and access to buildings by emergency vehicles and equipment. The projection shall be no more than four (4) feet beyond the building line and shall not be less than eight (8) feet above the sidewalk.
    - (2) No portion of the projection shall be located within five (5) feet from the curb line.
2. The front yard of a proposed building in any district permitting residential uses may be decreased in depth to the average alignment of existing buildings within one-hundred (100) feet on each side of the proposed building, provided such calculation is limited to the same block. Such reduction may occur when alignment of existing buildings is less than the front yard requirement for the applicable district.
3. Corner lots shall meet the minimum front yard setback requirements along the street of lower functional classification as designated by the Spring City Comprehensive Plan. When a corner lot abuts on two streets of the same functional classification the minimum front yard setback shall be met along the street for which the U.S. Postal District mailing address is assigned. Any accessory buildings shall be located behind the setback lines on both streets.

**D. Height Restrictions**

The height of the buildings is regulated to prevent loss of life or excessive property damage through the inability of the Borough's fire equipment to reach the upper stories or roofs. Therefore no building shall exceed the height limitations of this Ordinance, except for church spires, belfries, cupolas, monuments, observation towers, transmission towers, chimneys, smoke stacks, flagpoles, and masts.

**E. Visibility at Intersections**

On a corner lot or at a point of entry on a public road, nothing shall be erected, placed, or allowed to grow in a manner which obscures vision. All walls, fences or other structures, hedge, tree or other planting shall have a maximum height of two and one-half (2 1/2) feet measured from the centerline grades of the intersecting streets within the area bounded by the street lines of such corner lots and a line joining them twenty-five (25) feet from their point of intersection.

**SECTION 1302 OFF-STREET PARKING STANDARDS**

**A. Purpose and Intent**

The purpose and intent of these regulations are as follows:

1. To provide uniform regulations for parking within the Borough of Spring City.
2. To address the critical need for parking, to lessen congestion and to aid in a more orderly flow of traffic.
3. To promote the allocation of parking to improve conditions related to safety and convenience.
4. To promote and provide opportunities for several uses to share parking facilities.

**B. General Requirements**

1. Applicability to and change in existing uses.
  - a. Off-street parking facilities shall be provided whenever:
    - (1) A building is constructed or a new use is established.
    - (2) The use of an existing building is changed to a use requiring more parking facilities, as determined by Section 1302.E.

- (3) An existing building is altered so as to increase the amount of parking space required, as determined by this Section 1302.E.
  - b. Structures and uses in existence at the date of adoption of this Ordinance shall not be subject to the requirements of this Section, so long as the use is not changed nor its extent or intensity increased. No parking facility now serving structures or uses shall, in the future, be reduced below the requirements of this Section.
  - c. All required parking facilities shall be provided and maintained for as long as the use which they are designed to serve remains in existence.
  - d. Any use which is increased in intensity or size as determined in Section 1302.B.1.d.(1) below and as required in Section 1302.B.1.d.(2) and Section 1302.B.1.d.(3) shall equal or exceed the off-street parking requirements resulting from application of the provisions of these standards to the entire building or structure, as modified in use or capacity.
    - (1) When any building or structure undergoes a change of use or any increase in the number of dwelling units, employment, gross floor area, seating capacity, or other unit of measurement specified hereinafter as a means for determining required off-street parking facilities; and
    - (2) When such a change or increase would, through application of the provisions of these standards, result in a requirement for greater total off-street parking spaces, such off-street parking facilities shall be increased; or
    - (3) Where applicable in the (DC) Downtown Commercial District, equivalent off-site parking may be provided to meet the total off-street parking requirements.
- 2. Uses not specifically listed

Uses not specifically listed in Section 1302.E shall comply with the requirements for the most similar use listed in Section 1302.E.
- 3. Multiple use parking facilities
  - a. Where a proposed building or use contains or includes more than one (1) type of use, regardless of whether each use is listed in Section 1302.E or is unlisted, the number of parking spaces required shall be the sum of the parking requirements for each separate use.

- b. Two (2) or more uses may provide for required parking in a common parking lot if the total number of spaces provided is not less than ninety (90) percent of the sum of the spaces required for each use individually, unless otherwise specifically set forth herein.

6. Location of required spaces.

Required off-street parking spaces shall be on the same lot as the principal use, unless provided in compliance with Section 1302.B3 or Section 1302.F of this Ordinance.

7. Dedicated Parking Facilities.

It shall be unlawful to utilize any required off-street parking facilities for motor vehicle repair work, service, display, or sales of any kind. No parking area shall be utilized for any use that interferes with its availability for the parking need it is required to serve.

**C. Design and Maintenance Standards for Parking Facilities**

- 1. The design standards specified below shall be required for all off-street parking facilities including residential driveways, built after the effective date of this Ordinance.
  - a. All artificial lighting used to illuminate any parking spaces shall be arranged so that no direct rays from such lighting shall fall upon any neighboring property. All artificial lighting shall meet the provisions set forth in Section 1305, Lighting.
  - b. All parking areas shall be kept in good condition and maintained by the owner. Weeds, trash, and abandoned items shall be removed from parking areas.
  - c. All such parking areas shall be paved with asphalt, bituminous concrete, concrete, brick or other similar unit paver, except for areas within the Floodway as defined in Article XI, in which all parking areas shall have a pervious surface such as gravel, porous pavings, and concrete lattice blocks.
  - d. Except for residential driveways, an individual parking space shall be not less than ten (10) feet by twenty (20) feet that opens directly into an aisle with a minimum width of twenty (20) feet to provide a safe and efficient means of vehicular access, unless parking facilities meet the criteria established in Section 1302.C.2, below, and such facilities are thereby eligible to be designed in accordance with Section 1302.C.2.a.

2. The design standards specified below shall be required for all off-street parking facilities with either a capacity of five (5) or more vehicles for principal residential uses and any accessory uses associated with such residential uses, or a capacity of three (3) or more vehicles for any other use, built after the effective date of this Ordinance.

a. Parking lot dimensions shall be no less than those listed in the following table:

Angle of Parking (degrees)	Parking Stall		Aisle Width	
	Width (feet)	Depth (feet)	One-Way (feet)	Two-Way (feet)
90	9	18	21	24
60	9	21	18	22
45	10	20	15	20
30	10	18	12	18

b. Parking areas shall be designed to permit each motor vehicle to proceed to and from the parking space provided without requiring the moving of any other motor vehicles.

c. The width of entrance and exit drives shall be:

(1) A minimum of fourteen (14) feet for one-way use only.

(2) A minimum of twenty-four (24) feet for two-way use.

d. For the purpose of servicing any property held under single and separate ownership, entrance and exit drives crossing the lot line along a street shall be limited to two (2) along the frontage of any single street, and their center lines shall be placed at least eighty (80) feet apart. On all corner properties, measured at the curb line, between the center line of any entrance or exit drive and the street line of the street parallel to said access drive.

e. In no case shall parking areas be designed to require or encourage vehicles to back into a public street in order to leave the lot.

f. All parking spaces and access drives shall be at least five (5) feet from any lot line.

g. No parking or paved area, except for permitted driveways or accessways, shall directly abut a street. Each such area shall be separated from the street by a curb, planting strip, wall or other suitable barrier against vehicles.

h. All parking areas and accessways shall be built and maintained to provide safe and orderly access at all times from a street, alley or other approved accessway.

- i. Every parking area shall be designed so that its use does not constitute a nuisance, hazard or unreasonable impediment to traffic.
- j. In the Downtown Commercial (DC) District, parking spaces shall not be located within any front yard areas.
- k. In any parking area in or abutting a residence or apartment district, all spaces not within a building shall be buffered according to Section 1304, Buffering, Screening, and Landscaping.
- l. Parking areas shall have a minimum slope of one (1) percent in any direction to provide for drainage and a maximum slope of five (5) percent in any direction for safety and stormwater management.
- m. All parking spaces shall be marked by durable painted lines at least four (4) inches wide and extending the length of the space, or by curbs or other means, to indicate individual spaces.
- n. Any person operating or owning a parking lot shall keep it free, as may be practical, of dust and loose particles and shall promptly remove snow and ice from the surface of the parking lot. Such person shall also keep all adjacent sidewalks free from dirt, ice, sleet, and snow and shall keep the sidewalks in a safe condition for use by pedestrians.
- o. All parking areas shall meet off-street parking landscaping requirements of Section 1304.C.

**D. Handicapped parking**

- 1. In any parking area where the total number of parking spaces exceeds five (5), a minimum of one (1) space for each twenty-five (25) spaces or fraction thereof shall be designed and designated for physically handicapped persons.
- 2. Each such space or group of spaces shall be identified with a clearly visible marking displaying the international symbol of access.
- 3. Each space shall be twelve (12) feet wide and located on a level, paved surface as close to the building entry as possible. Such spaces shall be located so that physically handicapped persons need not travel behind parked cars in order to reach the building entry.

**E. Schedule of required parking spaces**

The number of parking spaces required by a use shall be as follows. Where the computation of required parking spaces results in a fractional number, the fraction of one-half (1/2) or more shall be counted as one (1), otherwise the fraction shall not be counted.

**ACTIVITY OR USE**

**MINIMUM PARKING REQUIREMENT**

Residential Uses

Dwelling-single family or  
two-family

Two (2) spaces per dwelling unit.

Dwelling-multiple family

One (1) space per bedroom with at least a minimum of two (2) spaces per dwelling unit, plus two-tenths (0.2) of a space for each dwelling unit to accommodate visitor parking.

Dwelling-townhouse

One (1) space per bedroom with at least a minimum of two (2) spaces per dwelling unit, plus two-tenths (0.2) of a space for each dwelling unit to accommodate visitor parking.

Home Occupation-Major

One (1) additional space per two hundred (200) square feet of total floor area used for the home occupation, plus one (1) space for each non-resident employee, but not to exceed five (5) spaces including the required residential parking.

Home Occupation-Minor

No additional spaces are required.

Life care facility

One and one-half (1.5) spaces per dwelling unit, plus one and one-half (1.5) spaces for every two (2) patient beds, plus one (1) space per employee.

Manufactured home park

Two (2) spaces per manufactured home, plus two-tenths (0.2) of a space for each manufactured home to accommodate visitor parking.

Residential conversion

One (1) space per bedroom with at least a minimum of two (2) spaces per dwelling unit, plus two-tenths (0.2) of a space for each dwelling unit to accommodate visitor parking.

Rooming or boarding house

One (1) space per rental room.



---

Institutional

Community center	One (1) space per eight-hundred (800) square feet of floor area in public use.
Educational facility-elementary school	One (1) space for every twenty (20) students at design capacity.
Educational facility-all other schools	One (1) space for every ten (10) students at design capacity, plus one (1) space for every ten (10) fixed seats in the auditorium.
Hospitals	One (1) space per two (2) beds intended for patients, plus one (1) space for each employee on the largest shift.
Library/museum	One (1) space per eight-hundred (800) square feet of floor area in public use.
Municipal building/use	One (1) space per two-hundred-fifty (250) square feet of meeting and office space.
Nursing home/ convalescent center	One and one-half (1.5) spaces for every two (2) patient beds, plus one (1) space per employee.
Place of worship	One (1) space for every four (4) seats, plus one (1) space for every six (6) linear feet of pew or bench seating.
Private club or lodge	One (1) space per two-hundred-fifty (250) square feet of gross floor area.

Office Uses

Medical Clinic/ Dentist/ Veterinary Office	One (1) space per two-hundred-fifty (250) square feet of gross floor area.
Professional service/office	One (1) space per two-hundred-fifty (250) square feet of gross floor area.

Commercial Uses

Amusement hall	One (1) space per hundred (100) square feet of gross floor area.
Automobile sales	One (1) space per five-hundred (500) square feet of sales area.
Automobile repair	Two (2) spaces for every one (1) service bay.
Bank/financial establishment	One (1) space per two-hundred-fifty (250) square feet of sales area.

Bed and breakfast	One (1) space per guest room, plus one (1) space per employee, plus two (2) additional spaces for the owners.
Car wash	Four (4) stacking spaces for every one (1) bay, plus two (2) drying spaces for every one (1) bay.
Commercial day-care	One (1) space per four-hundred (400) square feet of gross floor area.
Commercial school	One (1) space for every student, based on design capacity of the building, plus one (1) space for every employee.
Funeral home or mortuary	One (1) space for every four (4) parlor or chapel seats.
Kennel	One (1) space per five-hundred (500) square feet of gross floor area.
Laundromats (self-service)	One (1) space per hundred (100) square feet of gross floor area.
Mini-warehouses	One (1) space for every ten (10) units, with a minimum of five (5) spaces for the entire complex, plus one (1) space to be located in front of each proposed storage unit (see also Section 1302.C4).
Motel, hotel, and inn	One (1) space per rental room.
Movie theater	One (1) space for every four (4) seats, plus one (1) space for every six (6) linear feet of pew or bench seating.
Restaurant, standard	One (1) space per one-hundred-fifty (150) square feet of gross floor area.
Restaurant, without table service and no drive-in service	One (1) space per fifty (50) square feet of gross floor area.
Restaurant, with drive-in service	A vehicle stacking lane which can accommodate a minimum of eight (8) cars in addition to the parking requirements for a restaurant stated above.
Retail store-standard	One (1) space per two-hundred-fifty (250) square feet of sales area.
Retail store-department or variety store	One (1) space per two-hundred (200) square feet of sales area.
Service business	One (1) space per two-hundred (200) square feet of sales area.

Service station One (1) filling space for every one (1) gas pump, plus two (2) stacking spaces for every one (1) gas pump, plus two (2) spaces for every one (1) service bay.

Tavern One (1) space for every one-hundred (100) square feet of gross floor area.

Miscellaneous

Industrial establishment One (1) space per two(2) employees on the largest shift, plus one (1) space for every five-hundred (500) square feet of gross floor area open to the public for customer parking, but, in all cases, a minimum of two (2) customer parking spaces shall be provided.

Junk yard One (1) space per employee, plus one (1) space per ten-thousand (10,000) square feet of storage area.

Wholesale sales, storage and distribution One (1) space per one-thousand (1,000) square feet of floor area.

**F. Counting On-Street Parking Towards Off-Street Parking Requirements**

Aside from a separate parcel being utilized for off-site parking, on-street parking can be credited towards the off-street parking requirements, so long as the following criteria are met:

1. Only commercial, professional, office, or similar and related uses within the Downtown Commercial (DC) District, shall be permitted to count on-street parking towards the off-street parking requirements. All residential uses shall utilize off-street parking facilities on the same parcel as the proposed use.
2. No more than twenty-five (25) percent of municipal parking spaces that can be accessed without pedestrians crossing arterial or collector streets and that are located within three-hundred (300) feet of an entrance regularly used by patrons into the building served are permitted to be counted towards meeting a use's off-street parking requirements.

**SECTION 1303 OFF-STREET LOADING REQUIREMENTS**

In connection with any building or structure which is to be erected or substantially altered and which requires the receipt or distribution of materials or merchandise by trucks or similar vehicles, there shall be provided off-street loading berths not less than the minimum requirements specified in this Section.

**A. Required Spaces and Berths**

Off-street loading requirements as specified below shall be provided on any lot on which a business or industrial building exceeds six-thousand (6,000) square feet of gross floor area.

1. Off-street loading or unloading berths shall be provided in accordance with the following table:

<b>Aggregate Gross Floor Area Devoted to Each Use (Square Feet)</b>	<b>Minimum Required Number of Berths</b>
6,000 to 19,000	1
20,000 to 39,999	2
40,000 to 79,999	3
80,000 to 139,999	4
for each additional 80,000	1 additional

2. The number of loading or unloading spaces or berths may be less than the number of spaces or berths required herein in the event that both of the following conditions are met:
  - a. Evidence is submitted firmly documenting that the special nature of the proposed use requires less loading and unloading spaces and/or berths than required by Sections 1303.A.1.
  - b. The site development plan submitted to and recommended for approval by the Planning Commission shall include those loading and unloading areas deemed unnecessary at the time of application and that will be constructed according to the requirements of this subsection.

**B. Design and Layout of Loading Facilities**

1. Size

A required off-street loading berth shall be at least fourteen (14) feet in width by at least fifty (50) fifty feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least sixteen (16) feet. For proposed uses in which no deliveries will be made by large trucks or tractor trailers, the minimum size required for a loading berth may be reduced to twelve (12) feet by thirty (30) feet.

2. Access to loading area

- a. All required off-street loading berths shall be designed with appropriate means of vehicular access to an interior drive in a manner which will least interfere with traffic movements, and shall be subject to approval of the Borough.
- b. Areas provided for loading and unloading of delivery trucks and other vehicles and for the servicing of shops by refuse collection, fuels, and other service vehicles shall be so arranged that they may be used without blocking or interfering with the use of accessways, automobile parking facilities, or pedestrian ways. In addition, ingress and egress shall not require backing onto a street or lot.

3. Surfacing

All open off-street loading areas shall be graded, improved with a compacted select gravel base, surfaced with asphalt or other suitable material, and drained to the satisfaction of the Borough Engineer to the extent necessary to prevent dust, erosion or excessive water flow across streets or adjoining property.

4. Screening

All loading berths or spaces and truck circulation areas which abut a residentially zoned district (R-1, R-2, or R-3) or residential use shall be buffered according to Section 1304, Buffering, Screening, and Landscaping.

5. Location

- a. All required berths shall be located on the same lot as the use to be served, and no portion of the vehicles shall project into any traffic lane.
- b. Loading and unloading areas shall not be located between the building setback line and the street line. No delivery vehicle shall park on any sidewalk.
- c. In the (DC) Downtown Commercial District, a loading space may be situated so that vehicles may park parallel to a building.

6. Repair and Service

No storage of any kind, or motor vehicle repair work of any kind, except emergency work, shall be permitted within any required loading berth.

## **SECTION 1304 BUFFERING, SCREENING, AND LANDSCAPING**

Buffering serves to soften the outline of buildings, to screen glare, and to create a visual and/or physical barrier between conflicting land uses. Buffer yards are required between conflicting uses.

### **A. General Requirements**

1. Visual screening shall be provided and continually maintained for:
  - a. Any use located within a commercial district (DC or GC) or industrial district (I) that adjoins any residentially zoned district (R-1, R-2, and R-3) or any residential use.
  - b. Any multiple family use containing ten (10) or more units adjoining any residentially zoned district (R-1, R-2, and R-3) or any residential use.
  - c. Any off-street parking facility which is the principle use of the property.
  - d. Any off-street loading and unloading areas adjoining any residentially zoned district (R-1, R-2, and R-3) or any residential use.
  - e. Around all manufactured home parks, mini-warehouse uses, junk yards, and public utility operating facilities.
2. The portion of the tract that abuts a use or district intended to be screened shall be provided with a buffer area and buffer planting strip, generic plant types, and spacing requirements as set forth in Section 1304.B., below.
3. All buffer yards shall be maintained and kept clean of all debris, rubbish, weeds, and tall grass.
4. All planting in the buffer areas and/or buffer planting strips shall be installed and thereafter maintained by the property owner.
5. No structures may be placed within the buffer area and/or planting strip, and no manufacturing or processing activity, or storage of materials shall be permitted, except for the following:
  - a. Landscape treatments such as berms, fences, or walls which aid in screening and do not conflict with the character of adjoining properties, or block the clear sight distance required at intersections.

- b. Structures relating to and used for landscaping such as: tree wells, tree guards, and tree grates and retaining walls used to preserve stands or specimens of existing trees or used for other functional purposes.
  - c. Roads which provide direct ingress/egress for the tract or lot, including appurtenant structures within such road rights-of-way such as curbs, sidewalks, signs, lighting standards or benches.
  - d. Underground utilities.
6. Plant materials shall be permanently maintained and any plant material which does not live shall be replaced within one (1) year of installation.
7. Where such screening is required, it shall be assured by a performance guarantee as required by the Subdivision and Land Development Ordinance of Spring City posted with the Borough Council in an amount equal to the estimated cost of trees and shrubs and planting. Such guarantee shall be released only after passage of the second growing season following planting.

**B. Buffering and Landscaping Standards**

1. The following determines the class or amount of buffering and screening that is required. The amount of screening that is required for those uses listed in Section 1304.A.1 is determined by the intensity of the use.
- a. Any multiple family use containing ten (10) or more units adjoining any residentially zoned district (R-1, R-2, or R-3) or any residential use and all manufactured home parks shall have a buffer class of "A".
  - b. Any use located in a commercial district (DC or GC) that adjoins any residentially zoned district (R-1, R-2, or R-3) or any residential use, any off-street parking facility that is the principle use of the lot, and any loading adjoining any residentially zoned district (R-1, R-2, and R-3) or any residential use shall have a buffer class of "B".
  - c. Any use located in an industrial district (I) that adjoins any residentially zoned district (R-1, R-2, or R-3) or any residential use, all mini-warehousing uses, and all public utility operating stations shall have a buffer class of "C".
  - d. Buffer requirements for junk yards shall be as specified in Section 1202.D2 of this Ordinance.

2. Screening Standards

a. After determining the buffer class, the applicant shall select a planting option listed in Section, 1304.B.2.c, below. For each buffer class, several planting options are available, one of which the applicant shall select to meet the buffer yard requirement for each boundary.

b. The options listed below indicate the amount of plant material that is required per linear foot of property line. Plantings aligned on property or right-of-way boundaries shall be located one (1) to five (5) feet inside of the boundary line. Plantings are not required to be aligned on property or right-of-way boundaries and may be sited on any portion of the property for buffering purposes.

c.	Buffer Class	Option
	A	One (1) canopy tree per forty (40) feet of boundary; or one (1) flowering tree per thirty (30) feet of boundary.
	B	One (1) canopy tree per forty (40) feet plus one (1) evergreen per thirty (30) feet of boundary; or one (1) canopy tree per forty (40) feet plus one (1) flowering tree per sixty (60) feet plus one (1) evergreen per sixty (60) feet of boundary.
	C	One (1) evergreen per twenty (20) feet and one (1) flowering tree per sixty (60) feet of boundary.

C. Off-Street Parking Landscaping Requirements

The design standards specified below shall be required for all off-street parking facilities with a capacity of five (5) or more vehicles.

1. No one (1) row of off-street parking spaces shall exceed (12) spaces. Raised planting beds shall be at intervals not to exceed twelve (12) spaces with beds offset on alternating sides of parking rows.

2. Raised planting islands shall be located at each end of a double loaded parking row and shall be planted with two (2) trees per island. Such trees shall be selected from the shade tree or flowering tree list in the Appendix.

3. Raised planting beds shall be planted with one (1) shade tree per bed which is listed in the Appendix.



4. Perimeter plantings shall be provided around all parking areas and shall have a minimum width of five (5) feet. Such areas shall meet the planting requirements of Buffer Class B as specified in Section 1304.B.2.C of this Ordinance.
5. Perimeter planting strips and raised planting islands shall be protected by curbs.
6. The edge of any parking area or parking area driveway shall not be closer than fifteen (15) feet to the outside wall of the nearest building. This area shall be used for foundation plantings and sidewalks to entryways.
7. Wherever possible, the layout of parking aisles shall be perpendicular to building facades to guide pedestrian movements.
8. Surface treatment of raised planting beds, raised planting islands and perimeter plantings shall be grass, ground cover or low maintenance shrubs.

**D. Plant Materials**

1. Each planting option listed in Section 1304.B.2.a. may utilize any of the plant materials outlined in the Appendix. Minimum plant size, given either in height or in caliper, is indicated within this table. The Planning Commission may permit other planting types if they are hardy to the area, are not subject to blight or disease, and are of the same general character and growth habit as those listed below. All planting materials shall meet the standards of the American Association of Nurserymen.
2. Existing planting, topography, or man-made structures, can reduce or eliminate the screening requirements of the applicant at the discretion of the Planning Commission, if the existing planting, topography, or man-made structures partially or completely achieves the level of screening as the planting requirements outlined in this Section if the existing elements were not present.
3. Where required plantings may potentially conflict with pre-existing overhead wiring or other similar pre-existing overhead permanent structures, flowering trees which do not grow to a height that would interfere with the overhead obstacle shall be substituted for any required trees, including canopy or evergreen, that grows to the aforesaid height.

**SECTION 1305 LIGHTING**

The following lighting standards shall be required when applicable:

- A. All commercial and industrial driveways, pedestrian walkways, parking facilities containing five (5) or more spaces and vehicular service areas shall be adequately illuminated.

- B. In all areas that require lighting, a minimum lighting of one-half (1/2) footcandle at any point on the ground is required.
- C. No use shall produce a strong, glaring light or a reflection of a strong, glaring light beyond its lot lines. In general, lighting fixtures that shield the reflector, lens, or any high brightness surface from viewing angles above sixty (60) degrees from horizontal shall be utilized.
- D. Where required by the Borough Council, the owner shall install, or cause to be installed at the expense of the owner, metal pole street lights serviced by underground conduit in accordance with a plan prepared by an Engineer and approved by the Borough Council upon recommendation of the Planning Commission.
- E. All lighting and accessory equipment shall be standard equipment approved by PECO Energy or variations approved by PECO Energy.

### ***SECTION 1306 GENERAL PERFORMANCE STANDARDS***

#### **A. Noise**

The purpose of this Section is to protect the citizens of the Borough from noise disturbances. Although it is recognized that in present society certain amounts of noise are unavoidable, the citizens of the Borough are entitled to be protected from unnecessary disturbance, annoyance, or injury from sound.

##### **1. Inspection and Testing**

Upon presentation of appropriate credentials, the Code Enforcement Officer or other duly appointed official, may enter and inspect any private property or place for purposes of testing for violations of these sound performance standards or to locate the source of any noise disturbance. When permission is refused, the aforesaid official may obtain a search warrant from a Court of competent jurisdiction upon showing of probable cause that a violation of this Ordinance exists. All tests shall be conducted using a sound level meter which is accepted in the trade as being of average quality and sensitivity. Test equipment methods and procedures shall conform to the standards as published by the American National Sound Institute (ANSI, Standard Specification for Sound Level Meters, S1.4-1971 and ANSI S1.13-1971, "Standard Methods for the Measurement of Sound Pressure Levels") with its latest revisions.

2. Pulsating Sounds

No sound shall be permitted for a duration of more than five (5) seconds or more than two (2) incidents within a twenty-four (24) hour period which is above the level of one-hundred-ten (110) dBA at any real property boundary upon which the source of the sound is located.

3. Noise Disturbance

No noise disturbance shall be created or allowed to continue by any person, persons, firm, partnership, or corporation, that exceeds the standards set in Sections 1306.A.5 and 1306.A.6.

4. Noise Sensitive Zones

The property upon which any hospital, school, nursery, rehabilitation center, sanitarium, nursing home, convalescent home, or home for the aged is located shall be designated as a "Noise Sensitive Zone". The measure of the dBA level at the boundary line of any such "Noise Sensitive Zone" shall comply with the general sound standard as set forth in this Section except all dBA ratings shall be lowered by a factor of fifteen (15) dBA for computation purposes.

5. General Sound Standard

All sound sources, shall comply with the general sound standard for the district in which it is located unless covered specifically by another section herein.

<u>Land Use District</u>	<u>dBA Rating Limit</u>	
	<u>from 7:00 am to 10:00 pm (dBA)</u>	<u>from 10:00 pm to 7:00 am, Sundays, and Holidays (dBA)</u>
R-1, R-2, R-3, and PN	60	50
GC and DC	65	60
I	75	70

All measurements shall be taken at the property boundary of the sound source.

6. Specific Prohibitions

The following acts and the cause thereof, are declared to be in violation of this Ordinance.

- a. Operating, playing, or permitting the operation or playing of any radio, television, phonograph, sound amplifier, musical instrument, or other such device between the hours of 10:00 pm and 10:00 am in such a manner as to create a noise disturbance across real property line or within a Noise Sensitive Zone.
- b. Owning, possessing, or harboring any animal which frequently for any continued duration howls, barks, or makes any other sound so as to create a noise disturbance across any real property boundary or within a Noise Sensitive Zone.
- c. Performing any construction operation or operating or permitting the operation of any tools or equipment used in construction, drilling, or demolition work between the hours of 9:00 pm and 7:00 am if such operation creates a noise disturbance across a real property boundary line or within a Noise Sensitive Zone.
- d. Repairing, rebuilding, modifying, testing, or operating any motor vehicle, motorcycle, recreational vehicle, snowmobile, or powered model vehicle in such a manner as to cause a noise disturbance across a real property line or within a Noise Sensitive Zone.
- e. Operating or permitting the operation of any mechanically powered saw, drill, sander, grinder, lawn or garden tool, or similar device that is used outdoors between the hours of 10:00 pm and 7:00 am so as to cause a noise disturbance across any non-industrial real property boundary or within a Noise Sensitive Zone.

7. Exceptions

The maximum permissible sound levels as listed in Section 1306.A.5 shall not apply to any of the following noise sources:

- a. The emission of sound for the purposes of alerting persons to the existence of an emergency.
- b. Work to provide electricity, water, or other public utilities when public health or safety are involved.
- c. Normal residential activities.

- d. Motor vehicle operations on public streets (covered in Pennsylvania Department of Transportation Regulations, Title 67, Chapter 450 governing established sound levels, effective August 27, 1977).
- e. Public celebrations, specifically authorized by the Borough

**B. Control of Odors.**

- 1. There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive at any point on or beyond the lot boundary line.
- 2. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail.
- 3. The guide in determining such quantities of offensive odors shall be the fifty (50) percent response level of Table I (Odor Thresholds in Air), "Research on Chemical Odors: Part I - Odor Thresholds for 53 Commercial Chemicals", October, 1968 or as amended, Manufacturing Chemists' Association, Inc. , Washington, D.C..
- 4. This Section does not apply to odors normally created as part of an agricultural or horticultural use except that no animal waste produced off of the property shall be stockpiled unless processed to eliminate all offensive odors.

**C. Glare or Heat**

Any operation producing intense glare or heat shall be performed within an enclosed building or behind a solid fence in such a manner as to be completely imperceptible from any point beyond the lot lines. In general, lighting fixtures that shield the reflector or lens or any high brightness surface from viewing angles above sixty (60) degrees from horizontal shall be utilized.

**D. Vibration**

No vibration shall be produced which is transmitted through the ground and is discernible without the aid of instruments at or at any point beyond the lot lines; nor shall any vibration produced exceed two-thousandths (0.002)g peak measured at or beyond the lot line using either seismic or electronic vibration measuring equipment.

**E. Radioactivity, Electrical, and Electromagnetic Interference**

There shall be no activities which emit dangerous or harmful radioactivity. There shall be no electrical disturbance (except from the intermittent use of domestic household appliances) adversely

affecting the operation of any equipment located beyond the lot line of the creator of such disturbance.

**F. Outdoor Storage and Waste Disposal**

1. There shall be no discharge at any point into any public or private sewage disposal system, stream, or into the ground, of any liquid or solid materials except in accordance with the laws and regulations of the United States, Commonwealth of Pennsylvania, County of Chester, and Borough of Spring City.
2. No highly flammable or explosive liquids, solids, or gases shall be stored in bulk above ground, except the following:
  - a. Tanks or drums of fuel connected directly with energy devices or heating appliances located and operated on the same lot as tanks or drums of fuel.
  - b. Tanks or drums for storage of less than three-hundred (300) gallons of fuel oil (other than that used for home heating) or gasoline, provided such tanks are located no closer than twenty-five (25) feet to any building or lot line or fifty (50) feet from any street line.
3. All outdoor storage facilities for all fuel, raw materials, and products stored outdoors, shall be enclosed by an approved safety fence.
4. No materials or wastes shall be deposited upon a lot in such form or manner that they may be transported off the lot by natural causes or forces, nor shall any substance which can contaminate a stream or watercourse or otherwise render such stream or watercourse undesirable as a source of water supply or recreation, or which will destroy aquatic life, be allowed to enter any stream or watercourse.
5. All materials or wastes which might cause fumes or dust, or which constitute a fire hazard, or which may be edible or otherwise attractive to rodents or insects, shall be stored outdoors only if enclosed in containers adequate to eliminate such hazards.
6. All outdoor storage facilities for fuel, raw materials, products, waste, or similar material, shall be shielded from view of the public highways and any residential or recreational use.

**G. Electrical, Diesel, Gas or Other Power**

Every use requiring power shall be so operated that the service lines, substation, etc., shall conform to the most acceptable safety requirements recognized by the Pennsylvania Bureau of Labor and Industry, and shall be constructed, installed, etc. so as to be an integral part of the architectural

features of the plant, or if visible from abutting residential properties shall be concealed by evergreen planting, in accordance with Section 1304, Buffering, Screening, and Landscaping.

**H. Provision and Use of Water**

All water requirements shall be reviewed and approved by the municipal water authority which controls the franchise area within which Spring City is a part. All industrial requirements shall be filled by the municipal water system.

**I. Air Pollution**

All uses shall comply with the standards of the Air Pollution Control Act, 35 P.S. Sections 4001 through 4015, as amended, and the following standards:

1. Visible emissions

Visible air contaminants shall not be emitted in such a manner that the opacity of the emissions is equal to or greater than twenty (20) percent for a period or periods aggregating more than three (3) minutes in any one (1) hour or equal to or greater than sixty (60) percent at any time and shall comply with Pennsylvania Code Title 25, Chapter 127.A(7), or its most recent update.

2. Particulate, vaporous and gaseous emissions.

No person shall cause, suffer or permit the emission of escaped particulate, vaporous or gaseous matter from any source in such a manner that the emission is visible or detectable outside the property of the person where the source is being generated.

3. Hazardous air emission

All emissions shall comply with National Emission Standards for Hazardous Air Pollutants promulgated by the United States Environmental Protection Agency under the Federal Clean Air Act (42 U.S.C. Section 7412) as promulgated in 40 CFR 61, or its most recent update.

**J. Fire and Explosion**

All activities and all storage of flammable and explosive materials at any point shall be provided with adequate safety and fire fighting devices.