

DAMASCUS TOWNSHIP ZONING ORDINANCE AMENDMENT - ALTERNATIVE ENERGY SYSTEMS

DAMASCUS TOWNSHIP  
WAYNE COUNTY, PENNSYLVANIA

ZONING ORDINANCE AMENDMENT – ALTERNATIVE ENERGY  
ORDINANCE NUMBER 2017-01

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF DAMASCUS TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA TO CREATE ALTERNATIVE ENERGY SYSTEMS STANDARDS.

BE IT HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Damascus Township, Wayne County, Pennsylvania, by authority of and pursuant to the provisions of Act of 1968, P.L. 805, No. 247 of the General Assembly of the Commonwealth of Pennsylvania, approved July 31, 1968, as reenacted and amended, known and cited as the "Pennsylvania Municipalities Planning Code," the Damascus Township Zoning Ordinance of August 4, 1997, as follows:

AMEND the Zoning Ordinance of Damascus Township by modifying Article II, Definitions, by adding definitions for various alternative energy systems; and by amending Article III, Section 306, Development Standards and Schedule of District Regulations; and by amending Article IV Supplementary Regulations, by incorporating new section(s) to permit certain alternative energy systems as accessory uses in any zoning district; and by further revising Article III, Section 306, by adding provisions for the permitting of certain alternative energy systems, and the Damascus Township Zoning Ordinance shall be amended in the following respects:

**1. The following definitions shall be added to Article II – Definitions:**

**Alternative Energy System:** Any device, facility or structure that generates energy such as electricity or heat whether directly or indirectly from a non-fossil fuel source but which does not fall within the definition of a Geothermal Energy System, a Manure Digester, or Solar Energy System or a Wind Energy System. An Alternative Energy System shall include all equipment, components, structures and buildings used in the conversion, storage and distribution of the converted energy, including control units, transformers, inverters, switching equipment, electrical cabinets, pumps, regulators and other associated components of the system.

**Array:** Any number of electrically connected photovoltaic (PV) modules providing a single electrical output.

**Building-Integrated System:** A solar photovoltaic system and/or a geothermal energy system that is constructed as an integral part of a principal or accessory building or structure and where the building-integrated system features maintain a uniform profile or surface of vertical walls, window openings, and roofing.

Such a system is used in lieu of a separate mechanical device, replacing or substituting for an architectural or structural component of the building or structure that appends or interrupts the

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uniform surfaces of walls, window openings and roofing. A building-integrated system may occur within vertical facades, replacing view glass, spandrel glass or other facade material; into semi-transparent skylight systems; into roofing systems, replacing traditional roofing materials; or other building or structure envelope systems.

**Building-Mounted System:** A solar photovoltaic system attached to any part or type of roof on any lawfully permitted building or structure that is either the principal structure or an accessory structure on a recorded property. This system also includes any solar-based architectural elements.

**Cell:** The smallest basic solar electric device which generates electricity when exposed to light.

**Drip Line:** The outermost edge of a roof including eaves, overhangs and gutters.

**Geothermal Energy System:** An energy generating system that uses the Earth's thermal properties in conjunction with electricity to provide greater efficiency in the heating and cooling of buildings.

**Ground-Mounted Solar Energy System:** A solar photovoltaic system mounted on a structure, pole or series of poles constructed specifically to support the photovoltaic system and not attached to any other structure.

**HVAC:** Equipment used to heat, cool or ventilate a structure.

**Impervious Surface:** A surface area that prevents or retards the infiltration of water into the soil and/or a hard surface area that causes water to run off the surface of the ground in greater quantities or at an increased rate of flow from the conditions prior to development, construction, building or installation.

**Interconnection:** The technical and practical link between the solar generator, or wind generator, or other electrical generating systems and the grid providing electricity to the greater community.

**Kilowatt (kW):** A unit of electrical power equal to 1,000 Watts, which constitutes the basic unit of electrical demand. A watt is a metric measurement of power (not energy) and is the rate (not the duration) at which electricity is used. 1,000 kW is equal to 1 megawatt (MW).

**Manure Digester:** A facility designed to use anaerobic digestion processes to convert livestock and poultry manure ("primary catalyst") into biogas, which is generally burned on-site to produce electricity, heat and water. Manure digesters may include "co-digestion" in which the livestock and poultry manure (primary catalyst) may be mixed with other organic materials ("secondary catalyst") types of manure digesters include covered anaerobic lagoons, plug-flow and/or complete mix (or continually stirred tank reactor). A Manure Digester shall include all

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equipment, components, structures and buildings used in the conversion, storage and distribution of the energy from the primary and secondary catalyst.

**Manure Digester (Farm):** A Manure Digester in which at least seventy-five percent (75%) of the primary catalyst used in the digester is generated either on the property where the digester is located or on properties that are owned or leased for agricultural purposes by the same person or entity that operates the digester.

**Manure Digester (Community):** A Manure Digester in which more than twenty-five percent (25%) of the primary catalyst used in the digester is generated on properties on which the digester is not located and which are not owned or leased for agricultural purposes by the same person or entity who operates the digester.

**Module:** A module is the smallest protected assembly of interconnected PV cells.

**Net Metering Agreement:** An agreement with a local electric utility that allows customers to receive a credit for surplus electricity generated by certain renewable energy systems.

**Photovoltaic (PV):** A semiconductor based device that converts light directly into electricity.

**Operating Farm:** An agricultural property for which the owner(s) hold a tax exempt certificate and file(s) agricultural-related income on federal tax forms.

**Solar-Based Architectural Element:** Structural/architectural element that provides protection from weather that includes awnings, canopies, porches or sunshades and that is constructed with the primary covering consisting of solar PV modules, and may or may not include additional solar PV related equipment.

**Solar Energy System:** Any device, facility or structure that converts solar energy into another form of energy such as electricity or heat, whether directly or indirectly. A Solar Energy System shall include all equipment, components, structures, and buildings used in the conversion, storage and distribution of the converted solar energy, including control units, transformers, inverters, switching equipment, electrical cabinets, pumps, regulators and other associated components of the system.

**Solar Energy System (Small):** A solar energy System with a rated capacity of thirty-five (35) kilowatts per hour or less.

**Solar Energy System (Medium):** A solar energy System with a rated capacity greater than thirty-five (35) kilowatts per hour but not greater than two hundred (200) kilowatts per hour.

**Solar Energy System (Large):** A solar energy System with a rated capacity greater than two hundred (200) kilowatts per hour.

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**Solar Photovoltaic (PV) Related Equipment:** Items including a solar photovoltaic cell, panel or array, lines, mounting brackets, framing and foundations used for or intended to be used for collection of solar energy.

**Solar Photovoltaic (PV) System:** A solar collection system consisting of one or more building-and/or ground-mounted systems, solar photovoltaic cells, panels or arrays and solar related equipment that rely upon solar radiation as an energy source for collection, inversion, storage and distribution of solar energy for electricity generation.

**Tracking System:** A number of photovoltaic modules mounted such that they track the movement of the sun across the sky to maximize energy production, either with a single-axis or dual-axis mechanism.

**Unregulated Yard Area:** Area not within a building setback and not in a defined setback or yard area.

**Wind Energy System:** Any device, facility or structure that converts wind power into another form of energy such as electricity or heat using one or more wind turbines. A Wind Energy System shall include all equipment, components, structures, and buildings used in the conversion, storage and distribution of the converted wind energy, including control units, transformers, inverters, switching equipment, electrical cabinets, pumps, regulators and other associated components of the system.

**Wind Energy System (Small):** A Wind Energy System with a rated capacity of five (5) kilowatts per hour or less.

**Wind Energy System (Large):** A Wind Energy System with a rated capacity greater than five (5) kilowatts per hour.

**2. The following shall be added to Section 306 Development Standards, specifically amending the Schedule of District Regulations:**

- A. All districts: Add to Accessory Uses: Ground-mounted Solar Energy Systems not exceeding 35 kW
- B. RR Rural Residential District: Add to Conditional Uses: Ground-mounted Solar Energy Systems exceeding 35 kW
- C. ID Industrial District: Add to Conditional Uses: Ground-mounted Solar Energy Systems exceeding 35 kW
- D. RR, ID Rural Residential, Industrial Districts: Add to Conditional Uses: Manure Digester Energy Systems

Remove and replace the Schedule of District Regulations with the pages in Appendix A, B, C, and D following this Ordinance.

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**The following shall be added to Article IV – Supplementary Regulations:**

**Section 433 – Alternative Energy Systems**

**433.1. Purpose.**

It is the purpose of this Section to promote the safe, effective and efficient use of installed Solar Energy Systems, Geothermal Energy Systems and/or Wind Energy Systems that reduce on-site consumption of utility-supplied energy or heating and cooling while protecting the health, safety and welfare of adjacent and surrounding land uses and properties. This Ordinance seeks to: Provide property owners and business owners/operators with flexibility in satisfying their on-site energy needs; Reduce overall energy demands within Damascus Township and to promote energy efficiency; Integrate alternative energy systems seamlessly into Damascus Township's neighborhoods and landscapes without diminishing quality of life in the neighborhoods.

**433.2. Applicability.**

This Ordinance applies to building-mounted and ground-mounted Solar Energy Systems, and/or Geothermal Energy Systems and/or Wind Energy Systems installed and constructed after the effective date of the Ordinance.

Solar Energy Systems, Geothermal Energy Systems and/or Wind Energy Systems constructed prior to the effective date of this Ordinance are not required to meet the requirements of this Ordinance. However, any upgrade, modification or structural change that materially alters the size or placement of an existing Solar Energy Systems, Geothermal Energy Systems and/or Wind Energy Systems system shall comply with the provisions of this Ordinance.

**433.3. Permitted Zoning Districts.**

- A. Ground-mounted Solar Energy Systems not exceeding 35 kW output are permitted in the Rural Residential and Industrial Zoning Districts as an accessory use to any lawfully permitted principal use on the same property upon issuance of the proper permit pursuant to Section 602 and upon compliance with all requirements of this section and as elsewhere specified in this Ordinance.
- B. Ground-mounted Solar Energy Systems exceeding 35 kW output shall be permitted in the Rural Residential and Industrial Zoning Districts as a Conditional Use on any property.
- C. Ground-mounted systems exceeding 35 kW output primarily located in a Rural Residential Zoning District or an Industrial Zoning District shall not extend into the River Zoning District or any Neighborhood Development Zoning District.
- D. Building-mounted Solar Energy Systems are permitted in all zoning districts as accessory uses, provided that the solar array does not exceed the footprint of the roof upon which it is installed.
- E. Building-integrated Solar Energy Systems, as defined by this Ordinance, are not considered an accessory use and are not subject to the requirements of this Ordinance.
- F. Geothermal energy systems shall be permitted as accessory uses in all Zoning Districts.
- G. Small wind energy systems shall be permitted as accessory uses in all Zoning Districts.

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**433.4. Location Within a Property.**

- A. Building-mounted Solar Energy Systems are permitted to face any rear, side and front yard. Building-mounted Solar Energy Systems shall only be mounted on lawfully permitted principal or accessory structures.
- B. Ground-mounted Solar Energy Systems not exceeding 35 kW output shall meet the side and rear setback requirements for accessory structures defined in Section 402 of this Ordinance.
- C. Ground-mounted Solar Energy Systems exceeding 35 kW output shall meet the setback requirements of Section 433.6 of this ordinance.
- D. Wind Energy Systems (Small) shall not be placed closer to any property line or overhead utility wires or supporting structures than the maximum height of the tower or a rotor blade. Example: A forty-foot high tower with a twelve foot diameter (six foot radius) rotor shall not be closer than forty-six feet to a property line or overhead utility facilities.

**433.5. Design and Installation Standards.**

**A. Solar Photovoltaic Systems**

- 1. The solar PV system must be constructed to comply with the Pennsylvania Uniform Construction Code (UCC), Act 45 of 1999, as amended, and any regulations adopted by the Pennsylvania Department of Labor and Industry as they relate to the UCC, except where an applicable industry standard has been approved by the Pennsylvania Department of Labor and Industry under its regulatory authority.
- 2. All wiring must comply with the National Electrical Code, most recent edition, as amended and adopted by the Commonwealth of Pennsylvania.
- 3. For ground-mounted Solar Energy Systems, all exterior electrical lines must be buried below the surface of the ground where possible or be placed in conduit.
- 4. The solar PV system must be constructed to comply with the most recent fire code as amended and adopted by the Commonwealth of Pennsylvania.

**B. Wind Energy Systems**

- 1. Wind Energy Systems (Small) shall be installed in compliance with manufacturers specifications.
- 2. Wind Energy Systems (Large)
  - A. shall be installed in compliance with manufacturers specifications.
  - B. shall comply with Section 428 (Wind Farms) and other applicable sections of this Ordinance.

**C. Geothermal Energy Systems**

Geothermal Energy Systems that utilize drilled wells shall provide aquifer pollution protection by grouting methods and materials currently recognized and accepted as best management practices by the Pennsylvania Groundwater Association.

**D. Manure Digesters**

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All Manure Digesters shall meet the following requirements:

1. No Manure Digester shall be located in the River District.
2. The proposed use shall be located on an operating farm with a minimum lot area of twenty (20) acres.
3. The proposed use shall comply with all applicable requirements of the Agricultural Code, 3 Pa. C.S.A. § 101, *et seq.*. If a nutrient management plan or an odor management plan has been developed for the proposed digester, a copy of the plan(s) shall be provided to the Township prior to the operation of the digester.
4. All buildings, structures and facilities used as part of the manure digesting operations shall be set back a minimum of two hundred (200) feet from any property line and a minimum of three hundred (300) feet from any existing residential building. If there is a state law or regulation that establishes different setback distances for the proposed use, then the state law or regulation shall govern.
5. The applicant shall provide a written description of the nature of the on-site activities and operations and identify what materials will be stored and used in the process.
6. All electrical and mechanical equipment of a manure digester system shall be secured in a fenced area or an enclosed structure.
7. A site plan shall be prepared by the applicant which shall include property lines, buildings, proposed facilities, access drives, parking areas, and residential structures within five hundred (500) feet of the property. The plan shall also include a screening plan.

**433.6. Setback Requirements for Solar Energy Systems.**

- A. Ground-mounted Solar Energy Systems not exceeding 35 kW output are permitted at the side and/or rear of the principal permitted structure(s) only. No ground-mounted systems shall be placed in front of any principal permitted structure (side of the principal permitted structure facing any road). System components shall not be closer than thirty (30) feet from any side or rear property line, excluding required fencing and/or screening. System components shall not be placed closer than fifty (50) feet from any environmentally sensitive areas, including but not limited to wetlands, ponds and streams.
- B. Ground-mounted Solar Energy Systems exceeding 35 kW output are permitted at the side and/or rear of the principal permitted structure(s) only. No ground-mounted systems shall be placed in front of any principal permitted structure (side of the principal permitted structure facing any road). System components shall not be closer than one hundred (100) feet from any side or rear property line, excluding required fencing and/or screening. System components and earth disturbance shall not be closer than fifty (50) feet from any environmentally sensitive areas, including but not limited to wetlands, ponds and streams, so long as it can be shown that the project is in compliance with the National Pollutant Discharge Elimination System (NPDES) regulations if applicable.
- C. The required setbacks are measured from the property line to the nearest part of the system. No part of the ground-mounted system shall extend into the required setbacks due to a tracking system or other adjustment of solar PV related equipment or parts. Required fencing shall not be considered as part of the system for the purpose of setbacks.

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**433.7. Height Restrictions.**

- A. Notwithstanding the height limitations of the zoning district: For a building-mounted Solar Energy Systems installed on a sloped roof, the highest point of the system shall not exceed the highest point of the roof to which it is attached.
- B. Notwithstanding the height limitations of the zoning district: For building-mounted Solar Energy Systems installed on a flat roof, the highest point of the system shall be permitted to extend up to six (6) feet above the roof to which it is attached.
- C. Ground-mounted Solar Energy Systems shall not exceed the permitted height of accessory structures in the zoning district in which the Solar Energy System is to be installed.

**433.8. Screening and Visibility.**

- A. Solar Energy Systems that are building-mounted or roof-mounted shall not be required to be screened.
- B. Ground-mounted Solar Energy Systems (Medium & Large): The Board of Supervisors may impose screening requirements for systems in locations that would create a negative visual impact.

**433.9. Impervious Property Coverage Restrictions.**

The surface area of any ground-mounted system, regardless of the mounted angle of any portion of the system, is considered impervious surface and shall be calculated as part of the property lot coverage limitations for the zoning district. If the ground-mounted system is mounted above existing impervious surface, it shall not be calculated as part of the property lot coverage limitations for the zoning district.

**433.10. Non-conformance.**

- A. Building-mounted systems: If building-mounted Solar Energy Systems are to be installed on any building or structure that is nonconforming because its height violates the height restrictions of the zoning district in which it is located, the building-mounted system shall be permitted so long as the building-mounted system does not extend above the peak or highest point of the roof to which it is mounted and so long as it complies with the other provisions of this Ordinance.
- B. If a building-mounted system is to be installed on a building or structure on a non-conforming property that does not meet the minimum setbacks required and/or exceeds the lot coverage limits for the zoning district in which it is located, a building-mounted system shall be permitted so long as there is no expansion of any setback or lot coverage non-conformity and so long as it complies with the other provisions of this Ordinance.
- C. Ground-mounted Solar Energy Systems: If ground-mounted Solar Energy Systems are to be installed on a property containing a structure that is non-conforming because the required minimum setbacks are exceeded, the proposed system shall be permitted so long as the system does not encroach into the established setback for the property. If a ground-mounted system is to be installed on a property that is non-conforming because it violates zoning district requirements other than setbacks, then a variance must be obtained for the proposed installation.



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**433.11. Signage and/or Graphic Content.**

No signage or graphic content may be displayed on any Solar Energy System except the manufacturer's badge, safety information and equipment specification information. Said information shall be depicted within an area no more than thirty-six (36) square inches in size. No display shall be artificially lighted.

**433.12. Performance Requirements.**

- A. All Solar Energy Systems that exceed 35 kW output are subject to compliance with applicable performance standards detailed in Sections 405.2, 405.3, 405.4, 405.5, 405.6, 405.8, 405.9, and 405.10 in this Zoning Ordinance. In addition, vegetative screening shall be installed as determined by the Board of Supervisors. Noise abatement measures shall be required where a solar facility that exceeds 35 kW output when the solar facility is located within five hundred (500) feet of any residence, school, or religious facility.
- B. The entire compound shall be enclosed by a security fence at least eight (8) feet in height to prevent public exposure to high voltage electricity, high temperatures and other similar safety hazards.
- C. No system shall be allowed to produce less than seventy-five (75) percent of initial output during optimum solar conditions for the area. A maintenance program shall be submitted as part of any application to ensure safety, proper operation, and maximum output of the system. When the output of the system falls below seventy-five (75) percent of initial productivity, the system shall be repaired, replaced or removed in its entirety.

**433.13. Inspection, Safety and Removal of Solar Energy Systems (Large).**

- A. Damascus Township reserves the right to inspect Solar Energy Systems that exceed 35 kW for building or fire code compliance and safety.
- B. If upon inspection Damascus Township determines that a fire code or building code violation exists, or that the system otherwise poses a safety hazard to persons or property, the Township may order the owner/property owner/land owner/facility owner/operator to repair or remove the system within a reasonable time not to exceed six (6) months. Such an order shall be in writing, shall offer the option to repair, shall specify the code violation or safety hazard found and shall notify the owner/property owner/land owner/facility owner/operator of his or her right to appeal such determination in writing within thirty (30) days.
- C. If an owner/property owner/land owner/facility owner/operator fails to repair or remove a Solar Energy System as ordered, and any appeal rights have been exhausted, Damascus Township may enter the property, remove the system and charge the owner/property owner/land owner/facility owner/operator for all costs and expenses of removal, including reasonable attorney's fees or pursue other legal action to have the system removed at the owner/property owner/land owner/facility owner/operator's expense.
- D. In addition to any other available remedies, any unpaid costs resulting from the Township's removal of a vacated abandoned or de-commissioned Solar Energy System shall constitute a lien upon the lot/parcel/property against which the costs were charged. Legal counsel of the Township shall institute appropriate action for the recovery of such

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cost, plus attorney's fees, including, but not limited to filing of municipal claims pursuant to 53 P.S. § 7107, et seq., for the cost of such work, 6% interest per annum, plus a penalty of 5% of the amount due plus attorney's fees and costs incurred by the Township in connection with the removal work and the filing of the Township's claim.

- E. An irrevocable letter of credit, or other financial guarantee approved by the Township Solicitor, shall be required for the safe and proper removal of all components of the facility, to include proper handling of toxic materials, and to mitigate any environmental hazards due to damage or structural failure of the system, and to reclaim the land. The amount of the irrevocable letter of credit or other financial guarantee shall be determined by the Township Solicitor prior to issuance of any permit.

**433.14. Permit Requirements.**

Before any construction or installation on any Solar Energy System shall commence, a permit or permits issued by Damascus Township shall be obtained to document compliance with this Ordinance.

**SEVERABILITY**

If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of Damascus Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

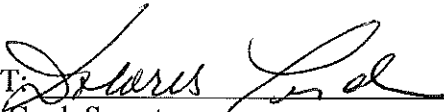
**REPEALER**

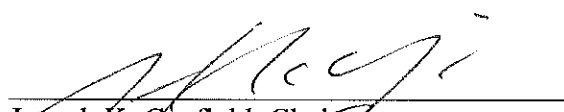
All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed.

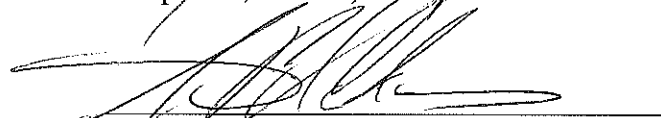
**EFFECTIVE DATE**

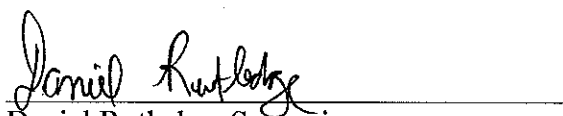
This Ordinance shall become effective immediately upon enactment.

**ENACTED AND ORDAINED** into law by the Board of Supervisors of Damascus Township, Wayne County, Pennsylvania, this 17 day of April of 2017.

ATTEST:   
Dolores Card, Secretary

  
Joseph K. Canfield, Chairman

  
Steven R. Adams, Vice-Chairman

  
Daniel Rutledge, Supervisor

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**APPENDIX A**

<b>SCHEDULE OF DISTRICT REGULATIONS</b>				
<b>RR RURAL RESIDENTIAL:</b> The purpose of this district is to provide for residential, agricultural and commercial development in areas of the Township which are largely rural in character and to provide compatibility with existing agricultural, residential and rural uses.				
PERMITTED PRINCIPAL USES	ACCESSORY USES	CONDITIONAL USES	SPECIAL EXCEPTIONS	DEVELOPMENT STANDARDS
1. Agriculture in all forms including horticulture and forestry, but excluding intensive livestock operations. 2. Single family dwellings (whether seasonal or year-round). 3. Mobile homes (individual). 4. Veterinary services 5. Churches and places of worship. 6. Two-family dwellings. 7. Undertaking services. 8. Fraternal clubs. 9. Professional Services 10 Day care centers, twelve children or less 11. Group Homes	1. Home occupations 2. Private swimming pools 3. Private garages 4. Storage sheds 5. Barns 6. Private Stables 7. Electronic reception devices 8. Fences 9. Farmstand 10. Other accessory uses common to residential and agricultural uses. 11. All accessory uses common to commercial uses 12. Building mounted Solar Energy Systems 13. Ground-mounted Solar Energy Systems not exceeding 35 kW 14. Small Wind Energy Systems	1. Intensive livestock operations 2. Mobile home parks 3. Cluster development 4. Multi-family dwellings 5. Cultural facilities 6. Nursing homes 7. Personal care facilities 8. Hotels/Motels 9. Boarding or tourist homes 10. Private recreational facilities 11. Restaurants 12. Agricultural service facilities 13. Campgrounds 14. Car washes 15. Specialty shops 16. Light manufacturing (minimum lot size of 5 acres required) 17. Service stations 18. Vehicle & equipment sales operations 19. Retail stores and service establishments 20 Lumber yards 21. Commercial stables 22. Kennels 23. Junkyards 24. Commercial communications devices 25. Day care centers, thirteen children or more 26. Airports 27. Detention facilities 28. Power plants 29. Race tracks 30. Storage yards for forest products and minerals 31. Treatment centers/clinics 32. Wind farms 33. Zoos and menageries 34. Ground-mounted Solar Energy Systems exceeding 35 kW 35. Manure Digester Energy Systems	1. Quarries/Surface Mining 2. Public and semi-public uses 3. Public parks and playgrounds 4. Airports 5. Health facilities 6. Essential services 7. Mineral extraction	*Minimum lot size 1. 60,000 sq ft 2. 44,000 sq ft 3. 32,000 sq ft *Minimum lot width 1. 200 ft 2. 175 ft 3. 140 ft corner lots 100 ft lots fronting cul-de-sac 65 ft *Minimum front yard 35 ft *Minimum side/rear yard 30 ft *Maximum building height 35 ft *Maximum lot coverage 40%  1. On-site sewer and water 2. Off-site sewer or water 3. Off-site sewer and water

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**APPENDIX B**

<b>N-D NEIGHBORHOOD DEVELOPMENT:</b> The purpose of this district is to provide for continued neighborhood development, while allowing various amenities and conveniences offered by commercial establishment.				
<b>PERMITTED PRINCIPAL USES</b>	<b>ACCESSORY USES</b>	<b>CONDITIONAL USES</b>	<b>SPECIAL EXCEPTIONS</b>	<b>DEVELOPMENT STANDARDS</b>
1. Single family dwellings (whether seasonal or year-round). 2. Restaurants 3. Veterinary services 4. Churches and places of worship 5. Two-family dwellings 6. Undertaking services 7. Fraternal clubs 8. Professional services 9. Hotels/Motels 10. Boarding or tourist homes 11. Private recreational facilities 12. Agricultural service facilities 13. Car washes 14. Specialty shops 15. Service stations 16. Retail stores and service establishments 17. Day care centers, twelve children or less 18. Group Homes 19. Self-storage facilities	All accessory uses in the RR district	1. Fast food establishments 2. Shopping Centers or Malls 3. Multi-family dwellings 4. Indoor theaters 5. Service stations 6. Vehicle & equipment sales operations 7. Lumber yards 8. Day care centers, thirteen children or more	1. Public and semi-public uses 2. Public parks and playgrounds 3. Essential services	*Minimum lot size 58,000 sq ft *Minimum lot width 150 ft Corner lots 200 ft lots fronting cul-de sac 65 ft *Minimum front yard 40 ft *Minimum side/rear yard 15 ft *Maximum building height 35 ft *Maximum lot coverage 40% * If off-site sewer and or water see RR development standards

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**APPENDIX C**

<b>ID INDUSTRIAL:</b> The purpose of this district is to provide sufficient space in appropriate locations to meet future needs for light manufacturing activity.				
<b>PERMITTED PRINCIPAL USES</b>	<b>ACCESSORY USES</b>	<b>CONDITIONAL USES</b>	<b>SPECIAL EXCEPTIONS</b>	<b>DEVELOPMENT STANDARDS</b>
1. Single family dwellings (whether seasonal or year round). 2. Day care centers, twelve children or less 3. Group Homes	1. Accessory buildings common to industrial uses. 2. Building mounted Solar Energy Systems 3. Ground-mounted Solar Energy Systems not exceeding 35 kW 4. Small Wind Energy Systems	1. Research, engineering or testing laboratories 2. Administration offices 3. Assembly from components 4. Optical instruments production 5. Pharmaceutical production 6. Textile manufacturing 7. Enclosed storage facilities 8. Warehouses, distribution centers & terminals 9. Printers 10. Light Manufacturing 11. Saw mills and related wood product manufacturing 12. Quarries 13. Lumber yards 14. Other manufacturing uses 15. Junkyards 16. Adult Businesses 17. Commercial communications devices 18. Day care centers, thirteen children or more 19. Detention facilities 20. Gambling or betting uses 21. Power plants 22. Manufacturing and industry 23. Mineral processing 24. Solid waste facilities 25. Solid waste staging areas 26. Ground-mounted Solar Energy Systems exceeding 35 kW 27. Manure Digester Energy Systems	1. Public and semi-public uses 2. Essential services	*Minimum lot size 2 acres *Minimum lot width 200 ft Corner lots 100 ft lots fronting cul-de-sac 65 ft *Minimum front yard 60 ft *Minimum side/rear yard 30 ft *Maximum building height 35 ft *Maximum lot coverage 50% ** any proposed industrial building in excess of the maximum building height of 35', shall be considered a conditional use.  **Any non-industrial use shall follow the front yard side/rear yard, and building height development standards as the above RR development standards.

**DAMASCUS TOWNSHIP ZONING ORDINANCE AMENDMENT - ALTERNATIVE ENERGY SYSTEMS**

**APPENDIX D**

<b>RD RIVER DISTRICT:</b> The intent of this district is to conform to the requirements of the National Wild and Scenic Rivers Act and the regulations developed by the U.S. Park Service, the managing agency for the river corridor; i.e., to allow for the enjoyment of the Delaware River valley by providing for housing, agricultural pursuits, river-related recreation and other activities in harmony with the intent of the Act.				
<b>PERMITTED PRINCIPAL USES</b>	<b>ACCESSORY USES</b>	<b>CONDITIONAL USES</b>	<b>SPECIAL EXCEPTIONS</b>	<b>DEVELOPMENT STANDARDS</b>
1. Agriculture in all forms including horticulture and forestry, but excluding intensive livestock operations. 2. Single family dwellings (whether seasonal or year-round). 3. Mobile homes (individual) 4. Day care centers, twelve children or less 5. Group Homes	1. Home occupations 2. Private swimming pools 3. Private garages 4. Tool sheds 5. Barns 6. Private stables 7. Electronic reception devices 8. Fences 9. Farmstand 10. Other accessory uses common to residential and agricultural uses. 11. Building mounted Solar Energy Systems 12. Ground-mounted Solar Energy Systems not exceeding 35 kW 13. Small Wind Energy Systems	1. Boat/canoe liveries 2. Commercial stables 3. Campgrounds 4. Boarding or tourist homes 5. Private recreational facilities 6. Tourist recreational facilities 7. Retail and service establishments specifically directed toward river uses. 8. Professional services 9. Day care centers, thirteen children or more	1. Churches and places of worship 2. Public and semi-public uses 3. Public parks and playgrounds 4. Essential services	*Minimum lot size: 2 acres *Minimum lot width: 200 ft Corner lots 100 ft lots fronting cul-de-sac 65 ft At river 200 ft *Minimum front yard 50 ft *Minimum side/rear yard 40 ft *Maximum yard to river 100 ft *Maximum building height 35 ft *Maximum lot coverage 30%
*FLOODWAY DEVELOPMENT: All development within a floodway as defined and regulated by Article VII of this Ordinance shall be considered a special exception.				
*WATERCOURSE SETBACKS: Within any General Flood plain Area, no new construction or development shall be located within the area measured fifty (50) feet landward from the top of bank of any watercourse (See Section 704.2, B).				