

Ordinance 97-12

Zoning

ORDINANCE NO. 97-12

AN ORDINANCE OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY PENNSYLVANIA, AMENDING ORDINANCE NO. 95-2, HOPEWELL TOWNSHIP ZONING ORDINANCE TO : (1) ESTABLISH THE "RID" RIVERFRONT INDUSTRIAL ZONING DISTRICT, (2) REGULATE THE LAND USE OF SAID DISTRICT BY WAY OF PURPOSE, PERMITTED AND ACCESSORY USES, SPECIAL EXCEPTIONS, AND CONDITIONAL USES, (3) ESTABLISH STANDARDS FOR THE PHYSICAL ARRANGEMENT OF STRUCTURES AS PER LOT AND AREA REQUIREMENTS AND (4) ALLOWING FOR NECESSARY SAFEGUARDS SUCH AS BUFFER ZONES, SCREENING OF EXTERIOR STORAGE AND THE STORAGE OF HAZARDOUS MATERIALS.

ARTICLE XIV A
RID - RIVERFRONT INDUSTRIAL
DISTRICT

SECTION 1. IN ARTICLE III, SECTION 301, THE FOLLOWING NEW DEFINITIONS ARE HEREBY INSERTED IN ALPHABETICAL ORDER:

HAZARDOUS MATERIAL: ANY SUBSTANCE WHICH IS CLASSIFIED AND REGULATED AS HAZARDOUS MATERIALS BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) OF THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) OR ANY SUCCESSOR AGENCY MANDATED BY FEDERAL LAW OR THE LAWS OF THE COMMONWEALTH TO REGULATE HAZARDOUS MATERIALS.

COMMERCIAL RECREATIONAL FACILITY: AN ENTERPRISE OPERATED BY OTHER THAN A PUBLIC ENTITY FOR PROFIT FOR THE OUTDOOR PURSUIT OF SPORTS, RECREATION AND LEISURE ACTIVITIES, INCLUDING, BUT NOT LIMITED TO, SUCH ESTABLISHMENTS AS MINIATURE GOLF, GOLF OR BATTING PRACTICE FACILITIES, ICE OR ROLLER RINKS, PLAYING FIELDS, RACQUET CLUBS, SWIMMING POOLS, AMUSEMENTS PARKS, ARENAS, STADIA, AMPHITHEATERS RACETRACKS AND SIMILAR FACILITIES, CORRECTIONAL FACILITIES.

A CORRECTIONAL FACILITY IS DEFINED AS: ANY GOVERNMENTAL, WHETHER FEDERAL, STATE, COUNTY OR LOCAL, QUASI-GOVERNMENTAL; OR PRIVATE INSTITUTION OR FACILITY ORGANIZED AND DESIGNED TO CONFIN, HOUSE, HOLD OR OTHERWISE ENGAGE IN THE ACT OF CONFINING, HOUSING OR HOLDING INMATES ACCUSED OR CONVICTED OF CRIMINAL ACTIVITY ASSIGNED AND/OR COMMITTED BY ANY COURT AND WHO ARE HOUSED, HELD OR CONFINED IN LAWFUL CUSTODY, INCLUDING, BUT NOT LIMITED TO, THE DETENTION, TREATMENT, REHABILITATION OR EXECUTION OF OFFENDERS THROUGH A PROGRAM INVOLVING PENAL CUSTODY, PAROLE AND PROBATION.

INMATE IS DEFINED AS: ANY INDIVIDUAL, WHETHER IN PRETRIAL, UNSENTENCED OR SENTENCED STATUS, WHO IS HOUSED, HELD OR CONFINED IN A CORRECTIONAL FACILITY.

INSTITUTIONAL BUFFER IS DEFINED AS: THAT AREA BETWEEN THE PERIMETER SECURITY, AS DEFINED HEREIN, WHICH IS REQUIRED FOR A CORRECTIONAL FACILITY AND THE PROPERTY LINE OF THE SITE ON WHICH A CORRECTIONAL FACILITY IS LOCATED.

LEVEL OF CUSTODY IS DEFINED AS: CATEGORIES OF SECURITY AND SUPERVISION ESTABLISHED BY THE PENNSYLVANIA DEPARTMENT OF CORRECTIONS AND RECOMMENDED BY THE AMERICAN CORRECTIONAL ASSOCIATION (ACA) DOCUMENT ENTITLED "STANDARDS FOR ADULT CORRECTIONAL FACILITIES" WHICH STANDARDS ARE BASED ON INMATE HISTORY AND BEHAVIOR, THE LENGTH OF SENTENCE AND THE NATURE OF RISK POSED TO THE GENERAL PUBLIC AND OTHER INMATES. IN THE EVENT OF A CONFLICT IN THE APPLICATION OF THIS ORDINANCE BETWEEN THE RESPECTIVE DEFINITIONS OF LEVELS OF CUSTODY SPECIFIED BY THE PENNSYLVANIA DEPARTMENT OF CORRECTIONS AND THE LEVELS OF SECURITY SPECIFIED BY THE AMERICAN CORRECTIONAL ASSOCIATION (ACA), THE MORE RESTRICTIVE REQUIREMENTS FOR SECURITY SHALL APPLY.

PERIMETER SECURITY IS DEFINED AS: A SYSTEM THAT CONTROLS INGRESS AND EGRESS TO THE INTERIOR OF A CORRECTIONAL FACILITY AND WHICH MAY INCLUDE ONE (1) OR MORE OF THE FOLLOWING FEATURES: ELECTRONIC DEVICES, WALLS, FENCES, PATROLS AND/OR TOWERS.

SALLY PORT IS DEFINED AS: AN ENCLOSURE LOCATED IN THE PERIMETER SECURITY WALL OR FENCE SURROUNDING A CORRECTIONAL FACILITY WHICH CONTAINS GATES OR DOORS AT BOTH ENDS, ONLY ONE END OF WHICH OPENS AT A TIME, ENSURING THAT THERE WILL BE NO BREACH IN PERIMETER SECURITY AND WHICH MAY HANDLE PEDESTRIAN OR VEHICULAR TRAFFIC.

SECTION 1400 A PERMITTED USES

A. PURPOSE

IT IS THE INTENT AND PURPOSE OF THIS DISTRICT TO PROVIDE SUITABLE LOCATIONS FOR A COMBINATION OF PERMITTED USES FROM THE INDUSTRIAL PARK AND INDUSTRIAL ZONING DISTRICTS, AND ALLOW FOR TRANSPORTATION TERMINALS, HOTELS, MOTELS AND CORRECTIONAL FACILITIES AS CONDITIONAL USES SUBJECT TO ARTICLE XXI AND CERTAIN EXPRESS STANDARDS AND CRITERIA.

B. PRINCIPAL USES

1. RESEARCH AND DEVELOPMENT FACILITIES
2. WHOLESALE PACKAGING, STORAGE, WAREHOUSING AND/OR DISTRIBUTION FACILITIES EXCLUDING SELF STORAGE.
3. WHOLESALE MANUFACTURING, COMPOUNDING, PROCESSING AND/OR ASSEMBLY FACILITIES.
4. PRINTING AND PUBLISHING FACILITIES.
5. WHOLESALE SUPPLY YARDS.

6. GENERAL CONTRACTOR AND CONSTRUCTION INDUSTRIES, SUCH AS GENERAL, ELECTRIC, PLUMBING CONTRACTORS, HVAC.
7. PROFESSIONAL OFFICES.
8. BUSINESS OFFICES.
9. BUILDING MATERIAL SUPPLY, STONE CRUSHING AND CONCRETE MIXING.
10. PRIMARY AND SECONDARY METAL PRODUCTION AND FABRICATION.
11. CARPENTRY, ELECTRICAL, PLUMBING, WELDING, HEATING OR SHEET METAL SHOPS.
12. COMMERCIAL RECREATION FACILITIES, INCLUDING BOAT MARINAS.

C. ACCESSORY USES:

1. ALL USES CUSTOMARILY INCIDENTAL TO A PRINCIPAL PERMITTED USE.
2. SIGNS AS PROVIDED IN ARTICLE XVIII.
3. PARKING AND LOADING FACILITIES AS PROVIDED IN ARTICLE XIX.

SECTION 1400 B SPECIAL EXCEPTION USES

Where the Zoning Hearing Board has held a public hearing and been assured that the standards and criteria governing the granting of a Special Exception (Article XXI) have been met within the purpose and intent of this Chapter and that no hazardous condition will result, the following uses shall be permitted by Special Exception in the RIVERFRONT INDUSTRIAL DISTRICT (RID):

A. PUBLIC UTILITY STRUCTURES

SECTION 1400 C CONDITIONAL USES

WHERE THE GOVERNING BODY HAS HELD A PUBLIC HEARING, BEEN ASSURED THAT THE STANDARDS AND CRITERIA GOVERNING THE GRANTING OF A CONDITIONAL USE (ARTICLE XXI) HAVE BEEN MET WITHIN THE PURPOSE AND INTENT OF THIS ORDINANCE, AND THAT NO HAZARDOUS CONDITION WILL RESULT. THE FOLLOWING USES SHALL BE PERMITTED.

A. TRANSPORTATION TERMINALS.

B. HOTELS, MOTELS

C. CORRECTIONAL FACILITIES PROVIDED THAT SAID FACILITIES COMPLY WITH THE CONDITIONS SET FORTH IN SECTION 1400 D.

SECTION 1400 D

CORRECTIONAL FACILITY, AS DEFINED HEREIN, IS SUBJECT TO THE FOLLOWING CONDITIONS;

- A. ANY NEW CONSTRUCTION, EXPANSION OR CHANGE OF USE OR CHANGE IN LEVEL OF CUSTODY WITHIN THE CORRECTIONAL FACILITY WHICH WAS NOT APPROVED AS PART OF THE ORIGINAL CONDITIONAL USE APPLICATION SHALL BE SUBJECT TO RESUBMISSION AND APPROVAL OF A REVISED CONDITIONAL

USE APPLICATION TO DETERMINE CONTINUED COMPLIANCE WITH THESE CRITERIA.

B. THE SITE SHALL HAVE FRONTAGE ON A STREET DEFINED BY THIS ORDINANCE AS AN ARTERIAL STREET OR ON A PUBLIC OR PRIVATE STREET LOCATED ENTIRELY WITHIN THE RIVERFRONT INDUSTRIAL DISTRICT. VEHICULAR ACCESS SHALL BE DIRECTLY TO THE ARTERIAL STREET OR, IF DIRECT ACCISS TO THE ARTERIAL STREET IS NOT FEASIBLE OR PRACTICAL, VEHICULAR ACCESS TO THE SITE SHALL BE LIMITED TO A PUBLIC OR PRIVATE STREET LOCATED ENTIRELY WITHIN THE RIVERFRONT INDUSTRIAL DISTRICT.

C. IN THE EVENT THAT THE SITE HAS FRONTAGE ON MORE THAN ONE (1) ARTERIAL STREET, THE VEHICULAR ACCESS TO THE SITE SHALL BE PROVIDED ONLY FROM THE STREET WHICH HAS THE HIGHER VOLUME OF TRAFFIC.

D. THE CONDITIONAL USE APPLICATION SHALL INCLUDE A TRAFFIC STUDY PREPARED BY A QUALIFIED TRAFFIC ENGINEER WHICH DETAILS THE NATURE AND EXTENT OF TRIP GENERATION EXPECTED TO RESULT FROM THE PROPOSED DEVELOPMENT BASED ON THE RATIOS AND METHODOLOGY CONTAINED IN THE CURRENT EDITION OF THE MANUALS OF THE INSTITUTE OF TRANSPORTATION ENGINEERS. THE REPORT SHALL INCLUDE CURRENT AND PROJECTED CAPACITIES AND LEVELS OF SERVICES OF ALL STREETS AND INTERSECTIONS WITHIN ONE THOUSAND (1,000) FEET OF THE ENTIRE PERIMETER OF THE SITE PROPOSED FOR DEVELOPMENT AND RECOMMENDATIONS FOR IMPROVEMENTS TO STREETS AND/OR TRAFFIC CONTROL DEVICES WITHIN THE SITE OR IMMEDIATELY ADJACENT TO THE SITE.

E. PERIMETER SECURITY, AS DEFINED HEREIN, SHALL BE PROVIDED APPROPRIATE TO SECURE THE HIGHEST LEVEL OF CUSTODY, AS DEFINED HEREIN, TO BE PROVIDED AT THE CORRECTIONAL FACILITY.

F. ALL OUTDOOR ACTIVITY AREAS SHALL BE LOCATED INSIDE THE REQUIRED PERIMETER SECURITY.

G. THE MAXIMUM HEIGHT OF THE CORRECTIONAL FACILITY SHALL BE NO MORE THAN FORTY (40) FEET. ANY REQUEST FOR AN INCREASE IN BUILDING HEIGHT BEYOND FORTY (40) FEET SHALL BE CONDITIONED UPON DEMONSTRATION BY THE APPLICANT THAT FIRE-FIGHTING EQUIPMENT AND FIRE SUPPRESSION AND PROTECTION SYSTEMS NECESSARY TO SERVICE THE BUILDING OR BUILDINGS ARE AVAILABLE AND ACCESSIBLE TO THE SATISFACTION OF THE TOWNSHIP. IN ANY EVENT, THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED TEN (10) STORIES AND NO MORE THAN ONE HUNDRED TWENTY (120) FEET.

H. THE MINIMUM INSTITUTIONAL BUFFER, AS DEFINED HEREIN, REQUIRED FOR ALL CORRECTIONAL FACILITIES, REGARDLESS OF LEVEL OF CUSTODY PROVIDED WITHIN THE CORRECTIONAL FACILITY, SHALL BE SET BY THE TOWNSHIP BOARD OF COMMISSIONERS AT THE BOARD'S DISCRETION AND AS A CONDITION TO THE USE, BUT IN NO EVENT SHALL SAID BUFFER

BE LESS THAN TWENTY - FIVE (25) FEET NOR MORE THAN THREE-HUNDRED (300) FEET.

I. OFF-STREET PARKING FOR CORRECTIONAL INSTITUTIONS WHICH DO NOT HOUSE ANY INMATES WITH A LEVEL OF CUSTODY OF 3 OR GREATER MAY BE LOCATED WITHIN THE INSTITUTIONAL BUFFER. OFF-STREET PARKING FOR LEVELS OF CUSTODY 3 THROUGH 5 SHALL BE LOCATED OUTSIDE THE INSTITUTIONAL BUFFER.

THE OFF-STREET PARKING REQUIRED SHALL BE BASED ON THE RATIO OF ONE (1) PARKING SPACE FOR EACH EMPLOYEE WORKING ON PEAK SHIFT. ADDITIONALLY, IN THE CASE OF A STATE OR FEDERAL CORRECTIONAL FACILITY OR A PRIVATE FACILITY WHICH IS OPERATED UNDER CONTRACT WITH THE STATE OR FEDERAL GOVERNMENT, ONE (1) SPACE FOR EACH TEN (10) INMATES HOUSED SHALL BE PROVIDED FOR VISITORS, INCLUDING FAMILY, FRIENDS, COUNSELORS, ATTORNEYS, MEDICAL PERSONNEL AND OTHERS WHO VISIT THE SITE, BUT DO NOT WORK ON THE SITE ON A DAILY BASIS. IN THE CASE OF COUNTY CORRECTIONAL FACILITIES OR PRIVATE FACILITIES OPERATED UNDER CONTRACT WITH THE COUNTY, ONE (1) SPACE FOR EACH FOUR (4) INMATES HOUSED SHALL BE PROVIDED FOR VISITORS, INCLUDING FAMILY, FRIENDS, COUNSELORS, ATTORNEYS, MEDICAL PERSONNEL AND OTHERS WHO VISIT THE SITE, BUT DO NOT WORK ON THE SITE ON A DAILY BASIS.

THE PARKING RATIO FOR OFFICES AND OTHER ADMINISTRATIVE FACILITIES, INCLUDING COURT ROOMS, SHALL BE DETERMINED BY THE RATIOS REQUIRED BY SECTION 1901-B-5 FOR "PROFESSIONAL AND BUSINESS OFFICES" AND "INDOOR PLACES OF ASSEMBLY" AND SHALL BE IN ADDITION TO THE SPACES REQUIRED BY THIS SUBPARAGRAPH FOR EMPLOYEES AND VISITORS.

J. ANY PROPERTY LINE OF THE SITE OF THE CORRECTIONAL FACILITY WHICH FRONTS ON A PUBLIC STREET OR IS VISIBLE FROM AND ADJACENT TO RESIDENTIAL OR COMMERCIAL USE SHALL BE SCREENED BY A BUFFERYARD, AS DEFINED BY SECTION 14 D. S. OF THIS ORDINANCE, EXCEPT WHERE THE PROPERTY LINE ADJOINS THE BANK OF A RIVER.

K. ALL OTHER PROPERTY LINES OF THE SITE OF THE CORRECTIONAL FACILITY SHALL BE SCREENED BY A BUFFERYARD, AS DEFINED BY SECTION 14 D. S. OF THIS ORDINANCE, EXCEPT WHERE THE PROPERTY LINE ADJOINS THE BANK OF A RIVER.

L. THE REQUIRED PLANTINGS SHALL BE IN A LOCATION WHICH MAXIMIZES THEIR EFFECTIVENESS WHILE NOT COMPROMISING THE SECURITY OF THE CORRECTIONAL FACILITY.

M. THE CHIEF ADMINISTRATOR OF THE FACILITY SHALL FILE AN EMERGENCY MANAGEMENT PLAN, INCLUDING THE PLANNED RESPONSE TO FIRE, SECURITY AND MEDICAL EMERGENCES, WITH THE BOARD OF COMMISSIONERS, TOWNSHIP POLICE DEPARTMENT, EMERGENCY MEDICAL SERVICE AND THE TOWNSHIP FIRE DEPARTMENT FOR REVIEW AND COMMENT AS PART OF THE CONDITIONAL USE APPLICATION AND SHALL FILE AN UPDATED PLAN WITH EACH OF THESE AGENCIES ANNUALLY

BY JANUARY 31ST OF EACH YEAR AFTER THE FACILITY IS OCCUPIED.

THE EMERGENCY MANAGEMENT PLAN SHALL INCLUDE A PROPOSAL TO PROVIDE AN AUTOMATIC ALARM TO THE TOWNSHIP POLICE DEPARTMENT AN A UNIQUE AUDIBLE WARNING SIGNAL ACCEPTABLE TO THE TOWNSHIP TO WARN THE COMMUNITY IN THE EVENT OF A BREACH OF SECURITY. SUCH WARNING SIGNAL SHALL BE DIFFERENTIATED FROM OTHER WARNING SIGNALS USED BY PUBLIC SAFETY AND OTHER PUBLIC OR PRIVATE FACILITIES IN THE AREA AND THE DESIGN AND INTENSITY OF THE WARNING SIGNAL SHALL BE BASED ON THE LOCATION OF THE CORRECTIONAL FACILITY, CHARACTERISTICS OF THE SURROUNDING PHYSICAL ENVIRONMENT AND THE PROXIMITY OF COMMERCIAL AND RESIDENTIAL USES.

FAILURE TO TIMELY FILE AN EMERGENCY MANAGEMENT PLAN OR AN UPDATED PLAN OR TO PROPERLY MAINTAIN IN WORKING ORDER THE AUDIBLE WARNING SIGNAL MAY BE TREATED BY THE TOWNSHIP AS A VIOLATION OF THIS ZONING ORDINANCE AND EACH DAY THAT A VIOLATION OCCURS SHALL BE SUBJECT TO THE ENFORCEMENT REMEDIES CONTAINED IN ARTICLE 29 OF THIS ORDINANCE.

N. FIRE ALARM AND FIRE SUPPRESSION SYSTEMS SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP FIRE PREVENTION CODE AND THE MOST RECENT EDITION OF THE BUILDING OFFICIALS CONFERENCE OF AMERICA (BOCA) BASIC BUILDING CODE.

O. THE APPLICANT SHALL PROVIDE EVIDENCE OF ALL REQUIRED FEDERAL, STATE OR COUNTY PERMITS PRIOR TO ISSUANCE OF THE BUILDING PERMIT AND SHALL MAINTAIN VALID PERMITS THROUGHOUT THE OPERATION OF THE FACILITY. ANY SUSPENSION OR REVOCATION OF THE PERMITS REQUIRED TO OPERATE THE FACILITY SHALL RESULT IN AUTOMATIC REVOCATION OF THE CERTIFICATE OF OCCUPANCY BY THE TOWNSHIP. REINSTATEMENT OF THE CERTIFICATE OF OCCUPANCY SHALL BE SUBJECT TO SUBMISSION OF ALL VALID PERMITS AND A CERTIFICATION BY THE ZONING OFFICER REGARDING CONTINUED COMPLIANCE WITH ALL CONDITIONS ATTACHED TO APPROVAL OF THE CONDITIONAL USE.

FAILURE TO MAINTAIN VALID PERMITS AS REQUIRED THROUGHOUT THE OPERATION OF THE FACILITY MAY BE TREATED BY THE TOWNSHIP AS A VIOLATION OF THIS ZONING ORDINANCE AND EACH DAY THAT A VIOLATION OCCURS SHALL BE SUBJECT TO THE ENFORCEMENT REMEDIES CONTAINED IN ARTICLE 29 OF THIS ORDINANCE.

FAILURE TO FILE THE REQUIRED ANNUAL REPORT MAY BE TREATED BY THE TOWNSHIP AS A VIOLATION OF THIS ZONING ORDINANCE AND EACH DAY THAT A VIOLATION OCCURS SHALL BE SUBJECT TO THIS ENFORCEMENT REMEDIES CONTAINED IN ARTICLE 29 OF THIS ORDINANCE.

P. ALL CORRECTIONAL FACILITIES, WHETHER GOVERNMENTAL, QUASI-GOVERNMENTAL OR PRIVATE, SHALL BE DESIGNED TO MEET THE CURRENT PERFORMANCE CRITERIA OF THE

AMERICAN CORRECTIONAL ASSOCIATION (ACA) AND THE PENNSYLVANIA DEPARTMENT OF CORRECTIONS. IN THE EVENT OF A CONFLICT BETWEEN THESE CRITERIA, THE MORE RESTRICTIVE SHALL APPLY.

Q. IN CORRECTIONAL FACILITIES WHICH CONTAIN SEVERAL LEVELS OF CUSTODY, THE DESIGN OF THE FACILITY SHALL BE SUCH THAT THERE SHALL BE NO COMMINGLING OF LEVELS OF CUSTODY AND THAT SALLY PORTS OR OTHER ENTRANCES USED BY INMATES, INCLUDING WORK RELEASE INMATES, ARE SEPARATE FROM ENTRANCES USED BY THE GENERAL PUBLIC.

R. ADDITIONAL REQUIREMENT

A BUFFER ZONE MAY BE REQUIRED, WHERE DEEMED NECESSARY BY THE BOARD OF COMMISSIONERS, IN THIS DISTRICT IN ORDER TO MINIMIZE THE EFFECTS OF GLARE FROM HEADLIGHTS OF VEHICLES, LIGHTS FROM STRUCTURES, NOISE, MOVEMENT OF PEOPLE AND VEHICLES AND TO SHIELD ACTIVITIES FROM ADJACENT PROPERTIES, ETC. IN AN EFFORT TO INSURE PROPER AND ADEQUATE BUFFERING, THE TYPE, LOCATION, WIDTH AND HEIGHT OF THE BUFFER ZONE SHALL BE SUBJECT TO THE APPROVAL OF THE BOARD OF COMMISSIONERS.

1400 E LOT AND AREA REQUIREMENTS

A. MINIMUM LOT AREA AND WIDTH:

A LOT IN THE RIVERFRONT INDUSTRIAL DISTRICT SHALL BE OF SUCH SIZE AND DIMENSION THAT SHALL BE NECESSARY TO PROPERLY ACCOMMODATE THE INTENDED USE OR STRUCTURE IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THIS ORDINANCE AND OTHER FEDERAL, STATE, AND LOCAL LAWS THAT MAY BE APPLICABLE.

B. MINIMUM FRONT YARD DIMENSIONAL SETBACKS - 80 FEET

C. MINIMUM SIDE YARD DIMENSIONAL SETBACKS:

1. CONTIGUOUS TO A LOT IN ANOTHER I-P, C-1, C-2, OR I DISTRICT-NO REQUIREMENT
2. CONTIGUOUS TO A LOT IN ANOTHER R-1, R-2, R-3, R-4, R-C, NSD OR MU DISTRICT - 80 FEET, 30 FOOT MINIMUM ON SIDE.

D. MINIMUM REAR YARD DIMENSIONAL SETBACKS - 50 FEET.

E. MAXIMUM BUILDING HEIGHT - 40 FEET

F. MAXIMUM LOT COVERAGE - NO REQUIREMENT.

SECTION 1400 F SCREENING OR EXTERIOR STORAGE

NO EXTERIOR STORAGE OF MATERIAL OR EQUIPMENT SHALL BE PERMITTED IN CONNECTION WITH ANY USE UNLESS SUCH STORAGE IS EFFECTIVELY SCREENED FROM SIGHT BY TREES,

LANDSCAPED EARTH FORMS, FENCING, WALLS, OR COMBINATION OF THESE.

SECTION 1400 G STORAGE OF HAZARDOUS MATERIALS
OUTSIDE STORAGE OF MATERIALS WHICH ARE HAZARDOUS IN NATURE IS HEREBY PROHIBITED BY THIS SAID ORDINANCE.

SECTION 1400 H

ALL ORDINANCE OR PARTS OF ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE ARE HEREBY REPEALED TO THE EXTENT OF SUCH CONFLICT.

ORDAINED AND ENACTED THIS 29 DAY OF Dec, 1997.

TOWNSHIP OF HOPEWELL

Patricia A. DeSanto
PRESIDENT BOARD OF COMMISSIONERS

ATTEST:

Heather J. Hume
TOWNSHIP SECRETARY