

ORDINANCE NO. 348

AN ORDINANCE OF THE TOWNSHIP OF HARRIS, CENTRE COUNTY, PENNSYLVANIA AMENDING CHAPTER 12, ENTITLED “ZONING” BY AMENDING ARTICLE II, ESTABLISHMENT OF DISTRICTS, ARTICLE III, RURAL DISTRICTS, ARTICLE VII, SUPPLEMENTAL REGULATIONS, ARTICLE IX, ADMINISTRATION AND ENFORCEMENT, ARTICLE XI TERMINOLOGY AND ARTICLE XIV, SIGNS

Be it ENACTED AND ORDAINED by the Board of Supervisors of the Township of Harris, and it is hereby enacted and ordained by authority of the same, as follows:

SECTION 1: Legislative Intent

12.1.1 Under the authority granted by Act 247, the Municipalities Planning Code as amended, Harris Township began a comprehensive planning effort for the Township’s rural areas in 2014. This planning effort was known as the Designated Rural Areas Project and was intended to provide a detailed plan for the Township’s rural areas that is consistent with the Centre Region Comprehensive Plan. The project also sought to identify areas that should be designated for natural uses/protected lands, agricultural uses and rural residential development.

12.1.2 The Township evaluated the location of existing natural and environmental features in the rural areas, evaluated existing development patterns both inside and outside the Regional Growth Boundary and Sewer Service Area, and evaluated existing uses and uses that should be permitted or not permitted in the rural areas.

12.1.3 Based upon the locations of natural and environmental features, land use patterns, development types, and the limited availability of public sewer service, the Township created four different rural areas where similar land uses/development types are grouped together to the greatest extent practicable. The Township defined an intent and appropriate uses for each area.

12.1.4 The following zoning districts, which correspond to the areas identified in the Designated Rural Areas Project, were created to implement the results of this planning process: Natural Areas, Agricultural, Agricultural Residential and Rural Centers. The general character and criteria for inclusion in each area/district is listed below:

- a. Natural Areas - This district is comprised of properties that are primarily comprised of slopes of 25 percent or more, as identified using topographic contour data.
- b. Agricultural - This district includes lands with low development densities that can support agricultural uses.
- c. Agricultural Residential - This district is primarily comprised of large lot residential development and includes lands that are unlikely to be used for agricultural purposes in the future due to existing development patterns.

d. Rural Centers - This district includes properties in Linden Hall and Shingletown that were developed at non-rural densities prior to the enactment of zoning.

SECTION 2: Harris Township Code Chapter 12, Article II, Section 12-2.1 entitled “Districts Established,” is hereby amended as follows:

Rezone the following as noted below and depicted on Exhibit A as attached:

Natural Areas – 12,300 acres, approximately 186 parcels
Agricultural – 5,047 acres, approximately 435 parcels
Agricultural Residential – 1,115 acres, approximately 371 parcels
Rural Centers - 51 acres, approximately 63 parcels

12-2.1 Districts established.

For the purposes of this chapter, the Township is hereby divided into the following districts.

District	Map Symbol
Rural Districts	
Natural Areas District	NA
Agricultural District	A
Agricultural Residential District	AR
Rural Centers District	RC
Residential Districts	
Single-Family Residential District	R-1
Two-Family Residential District	R-2
Multifamily Residential District	R-3
Village District	V
Commercial Districts	
Residential-Office District	RO
General Commercial District	C-1
Cultural District	CU
Village Commercial	VC
Industrial Districts	
General Industrial District	I-1
Corridor Overlay District	COD
Historic Resources Overlay	HROD

SECTION 3: Harris Township Code Chapter 12, Article II, Section 12-2.4 A.(19) entitled “Bed-and-breakfast facilities,” is hereby amended as follows:

12-2.4A.(19)(d) In the Agricultural and Agricultural Residential Zoning districts, a maximum number of three guest rooms shall be permitted for each bed-and-breakfast facility.

12-2.4A.(19)(e) In the Agricultural and Agricultural Residential Zoning districts, breakfasts or other meals may only be served to registered overnight guests of the bed-and-breakfast establishment.

12-2.4A.(19)(g) Parking lots, as defined by Article XI of this chapter, shall not be required to have a paved surface when required for bed-and-breakfast facilities in the Agricultural and Agricultural Residential zoning districts.

SECTION 3: Harris Township Code Chapter 12, Article II, Section 12-2.4 A.(20) entitled “Wireless Communications Facilities Requirements,” is hereby amended as follows:

12-2.4A.(20)(d)[1] Location. Tower-based WCFs located outside of a public right-of-way shall be permitted in the Natural Areas and Agricultural Zoning districts.

12-2.4A.(20)(d)[3] Setbacks. A tower-based WCF shall be set back a minimum of that required in the underlying rural zoning district, except that no tower-based WCFs shall be located closer than 200 feet or 110% of the proposed tower-based WCF height, whichever is greater.

SECTION 4: Harris Township Code Chapter 12, Article II, Section 12-2.4 A.(22) entitled “Boarding Kennels,” is hereby amended as follows:

12-2.4A.(22) Boarding Kennels. In addition to the district regulations specified, all boarding kennels shall meet the following requirements:

(a) Boarding kennels shall be located at least 100 feet from any lot line adjoining a residential use or zoning district and at least 50 feet from any other lot line.

(b) Outdoor runs and similar facilities shall be constructed for easy cleaning, shall be adequately secured by a fence with a self-latching gate and shall be screened by a six-foot-high compact hedge or one-hundred-percent-opaque fence on all sides which are visible from any street or adjacent lot.

(c) If adjacent properties are developed for single-family dwellings, the kennels shall be soundproofed to minimize noise impact on adjacent properties.

(d) The kennel shall be licensed by the Commonwealth of Pennsylvania, and compliance with all applicable rules and regulations of the Commonwealth of Pennsylvania shall be maintained. Proof of licensure shall be provided to the Township prior to approval of the use.

(e) At no time shall boarded animals be permitted to run loose on the lot other than in a completely enclosed area.

(f) Outdoor play areas shall be a minimum of 100 feet from any lot line.

SECTION 5: Harris Township Code Chapter 12, Article II, Section 12-2.4 A.(23) entitled “Wineries and associated activities.” is hereby amended as follows:

12-2.4A.(23) Wineries and associated activities. It is the intent of this subsection to provide for the orderly development of wineries and associated activities within the Natural Areas and Agricultural district(s) to promote economic development opportunities for the agricultural industry and to preserve agricultural lands within Harris Township.

SECTION 6: Harris Township Code Chapter 12, Article II, Section 12-2.4 A.(26) entitled “Recreational resorts.” is hereby amended as follows:

12-2.4A.(26) Recreational resorts. It is the intent of this subsection to provide for the orderly development of recreational resorts within specified areas of the Natural Areas and Agricultural district(s) within Harris Township.

SECTION 7: Harris Township Code Chapter 12, Article II, Section 12-2.4 A entitled “Use Regulations.” is hereby amended as follows:

12-2.4A.(28) Roadside Farm Stands

Roadside Farm Stand Regulations

(a) A Roadside Farm Stand shall be accessory to an active on-site agricultural operation and shall not sell items or merchandise that are not agricultural commodities except when located on a property in the Agricultural zoning district that has direct frontage and access to an arterial street, in which case the limited sale of non-agricultural commodities can occur so long as no more than 200 square feet of the total floor area of all Roadside Farm Stand related structures are dedicated to the sale of non-agricultural commodities.

(b) A Roadside Farm Stand shall be operated by the landowner of the property on which it and the active agricultural operation are located.

(c) All structures related to the Roadside Farm Stand shall comply with the setback requirements for agriculture-related structures.

SECTION 8: Harris Township Code Chapter 12, Article II, Section 12-2.4 A entitled “Use Regulations.” is hereby amended as follows:

12-2.4A.(29) Agritainment Enterprise

(a) An Agritainment Enterprise shall only be permitted on properties in the Agricultural, Agricultural Residential and Natural Areas districts that are 10 acres or larger in size. The Agritainment Enterprise shall only occur on 2 acres or less of the property.

(b) An Agritainment Enterprise shall only be permitted on a parcel that contains an active agricultural operation. The Agritainment Enterprise shall remain subordinate and accessory to the active agricultural operation at all times. An Agritainment Enterprise shall not be permitted on property that does not contain an active agricultural operation.

(c) An Agritainment Enterprise shall be operated and maintained by the owner or operator of the active agricultural operation located on the property. Adjacent properties in common ownership can be utilized by the Agritainment Enterprise as long as they are utilized for a single agricultural operation.

(d) All outdoor storage areas associated with the Agritainment Enterprise shall not be visible from adjoining or nearby properties or any public rights-of-way.

(e) An Agritainment Enterprise, including all related activities that take place outdoors, shall comply with the minimum setback requirements for agricultural structures, as outlined in the zoning district regulations.

(f) The sale of any goods or merchandise must comply with the Roadside Farm Stand regulations in §12-2.4A.(28).

(g) Outdoor amplified sound is prohibited after 10:00 PM Sunday through Thursday and after 11:30 PM on Fridays and Saturdays.

(h) Vehicles shall not be permitted to park in the right of way of any public street.

(i) Agritainment Enterprises shall provide one off-street parking space for each 350 square feet of floor area and one space for every 1,000 square feet of outdoor related activities. A minimum of five (5) off-street parking spaces must be provided for any Agritainment Enterprise.

(j) The applicant must provide for sufficient off-street parking spaces and off-street loading spaces for all uses and activities proposed to be operated as part of the Agritainment Enterprise. Parking areas shall comply with the minimum setback requirements for agricultural structures, as outlined in the underlying zoning district regulations. If, at any time after the opening of the Agritainment Enterprise, the Township determines that parking, loading or traffic back-ups are occurring on adjoining roads, and such are directly related to the lack of on-site facilities on the subject property, the Township can require the applicant to revise and/or provide additional on-site parking and/or loading space to meet the off street parking and loading provisions of this Ordinance and require implementation within 15 days. The Township may require an unimproved grassed overflow parking area to be provided for peak use periods. Such overflow parking areas shall be accessible only from the interior driveways of the

permanent parking lot. All parking areas shall contain fencing or other appropriate devices to prevent vehicles from crossing adjoining properties or directly accessing adjoining roads.

(k) An Agritainment Enterprise shall only be established or modified following the approval of a site plan as defined in Section 12-9.3B, or when required, a land development plan as defined in Chapter 11. In addition to submitting a site plan or land development plan, the applicant shall also provide a narrative that includes the following information:

[1] A complete list of the activities proposed with the Agritainment Enterprise.

[2] A description of the agricultural use(s) on the property and how the Agritainment Enterprise relates to and supports such.

[3] The location, area, number of spaces, and surface materials of all existing and proposed parking, the on-site traffic routing plan, and general safety plan as it relates to vehicles/pedestrians.

[4] The anticipated duration of the Agritainment Enterprise (year-round, summer months, seasonal, etc.).

[5] The proposed hours of operation.

[6] Documentation that any required outside agency approvals have been obtained. (PaDOT, SEO/DEP, etc.).

[7] Where a farm stay is proposed on a property that does or will utilize an on-lot septic disposal system, the property owner shall be required to execute an "Agreement for Farm Stay Establishments with On-Lot Septic Systems" with the Harris Township Sewage Enforcement Officer prior to Township approval of the use; the form for such agreement shall be obtained from the SEO or the Zoning Officer.

[8] A statement acknowledging that if any planned or unplanned special services are required that become the responsibility of Harris Township, physically and or financially, that the operator(s) of the Agritainment Enterprise agree to provide reimbursement of actual costs to Harris Township.

[9] Acknowledgement that a new or revised narrative will be required should any of the information provided be changed.

SECTION 9: Harris Township Code Chapter 12, Article II, Section 12-2.4 A entitled "Use Regulations." is hereby amended as follows:

12-2.4A.(30) Campground Regulations

In addition to the district regulations specified, all campgrounds shall meet the following requirements:

- (a) Each campsite shall be at least three thousand (3,000) square feet in size and shall provide one parking space per 12-7.9B. The maximum density of campsites shall be ten (10) per acre.
- (b) All campsites shall be accessed via an internal street system. The width of one-way access drives shall be at least sixteen (16) feet. All two-way access drives shall conform to the design, service, and access standards established for local streets in Chapter 11.
- (c) No campsite may be established within 200 feet of a single-family dwelling. All areas of the campground that are adjacent to properties containing a residential use shall be screened with a vegetative buffer of natural or planted materials.
- (d) All outdoor play areas shall be set back one hundred (100) feet from any property line and screened from adjoining residentially-zoned properties. Such outdoor play areas shall be used exclusively by registered guests and their visitors.
- (e) All campgrounds shall furnish centralized sanitary and garbage collection facilities that shall be set back a minimum of one hundred (100) feet from any property line.
- (f) Campgrounds may include a camp store for sales of routine items to campers, subject to the following regulations:

[1] The camp store shall remain incidental and accessory to the campground use;

[2] The camp store shall be designed and operated to serve the campground's registered guests and their visitors;

[3] The camp store shall be limited to sales of recreational, household, food, gift and camping items;

[4] Camp stores shall be no larger than one thousand (1,000) square feet gross floor area;

[5] The camp store shall be set back at least one hundred (100) feet from all property lines;

[6] Vehicular access to the camp store and any parking area related to the camp store shall be provided from the campground's internal street network; and

[7] Licensed signage shall only advertise the principal campground use and shall not advertise the location or presence of an on-site camp store. Any signage on the structure containing the camp store shall not be visible from any public streets adjacent to the property.

(g) During operation every campground shall have an office in which shall be located the person responsible for operation of the campground.

SECTION 10: Harris Township Code Chapter 12, Article II, Section 12-2.5 entitled "Lot Requirements." is hereby amended as follows:

C. Open space rural clustering requirement.

(1) Residential development of land in the Agricultural Residential zoning district shall comply with the following requirements for the purposes of preserving large tracts of farm and forest land and other open spaces for future generations. Open space rural clustering is established:

(a) To encourage innovative residential development and design resulting in a coherent overall development pattern and streetscape.

(b) To conserve and efficiently use open space in the Agricultural Residential zoning district by maintaining permanent open space through the use of cluster development techniques, and ensuring that this open space is incorporated as an integral component of community and neighborhood design.

(c) To promote the conservation and preservation of the agricultural, forest, and rural resources of Harris Township.

(d) To promote the creation of pedestrian and bicycle corridors.

(e) To preserve environmentally sensitive features.

(f) To preserve historically significant elements.

(g) To minimize the visual impact of new development from arterial traffic.

(h) To implement the environmental protection policies of the Centre Region Comprehensive Plan by maintaining areas in open space which are identified by the Natural Resources Map adopted in the Comprehensive Plan.

(i) To promote land development beneficial to maintaining high quality watersheds, as defined in the Pennsylvania Department of Environmental Protection "Special Protection Waters Implementation Handbook," as amended.

(j) To blend rural and suburban design elements where public sewer is available,

providing transitional residential areas between higher-density zoning and lower-density development outside of the public sewer service area identified in the Centre Region Act 537 Sewage Facilities Plan.

(k) To decrease or minimize nonpoint source pollution impacts by reducing the amount of impervious surfaces in site development.

(l) To promote cost savings in infrastructure installation and maintenance by such techniques as reducing the distance over which utilities, such as water and sewer lines, need to be extended or by reducing the width or length of streets.

(m) To provide opportunities for social interaction and walking and hiking in open space areas.

(2) Provisions. All land included in the Agricultural Residential zoning district to be developed for single-family detached dwellings shall be developed as per the district regulations contained in Article III, with lot and yard setback requirements for each lot reduced to those applicable to single-family detached dwellings with off-site sewer service in the Single-Family Residential (R-1) Zoning District. When individual on-lot sewer service is utilized, land development shall comply with the minimum lot size for single-family detached dwellings with on-site sewer service in the R-1 Zoning District.

(a) The total number of dwelling units which may be placed on the tract shall be based on:

[1] The sewage disposal capacity of the developable portion of the tract; and

[2] The extent and locations of environmentally sensitive areas such as steep slopes, wetlands, and floodplains, as identified on the Natural Resources Map adopted in the Centre Region Comprehensive Plan. The density of the cluster development shall not exceed the projected density of a development using one-acre minimum lot sizes, except for lands zoned Agricultural Residential (RR) within the Sewer Service Area, as described herein, which are permitted a density of no more than two dwelling units per acre.

(b) Areas defined as environmentally sensitive shall be reserved as open space, unless specifically exempted by agencies responsible for the permitting of development in wetlands, floodplains, and steep slopes.

(c) Sanitary sewage disposal shall comply with Chapter 11, Subdivision and Land Development, Section 11-4.5, Sanitary sewage disposal.

(d) All tracts of land within the Agricultural Residential zoning district which are 10 acres or more in area at the time of adoption of Ordinance No. 168, enacted

October 9, 1995, shall comply with the open space rural clustering requirements of this section, except as follows:

[1] All parent tracts which are 10 acres or more in area at the time of adoption of Ordinance No. 168, enacted October 9, 1995, may subdivide as many as two residential lots without compliance to the open space rural clustering requirements of this section.

[2] Any such exempt lot of less than 10 acres in area shall be prohibited from further subdivision; such prohibition shall be plainly noted on the subdivision plan as a condition of approval.

(e) The total size of the tract for single-family detached dwellings permitted under this section shall be at least 10 acres.

(f) Rural clustering outside the sewer service area. No more than 50% of the total tract shall be developed for single-family detached dwelling lots or dwellings utilizing the options below, including streets and accessory uses.

(g) Rural clustering within the sewer service area. No more than 50 percent of the total tract shall be developed for single-family detached dwelling lots or dwellings utilizing the options below, including streets and accessory uses.

[1] The applicant may place single-family semidetached dwelling(s), single-family attached dwelling(s), two-family detached dwelling(s), or two-family semidetached dwellings on the tract; however, density shall not exceed two dwelling units per acre. Development of this type is subject to the following requirements:

[a] Single-family semidetached dwellings, single-family attached dwellings, two-family detached dwellings, and two-family semidetached dwellings shall conform to minimum lot sizes, yard setbacks, maximum height requirements, etc. identified in Section 12-4.2, Two-Family Residential District.

[b] Zero lot line dwellings are permitted as allowed by Section 12-7.1, Zero lot line dwellings, of this chapter.

[2] The total number of dwelling units which may be placed on the tract shall be based on the extent and locations of environmentally sensitive areas such as steep slopes, wetlands, and floodplains, as identified on the Natural Resources Map adopted in the Centre Region Comprehensive Plan. In no case shall the overall density on lands zoned Agricultural Residential (AR) within the sewer service area exceed two dwelling units per acre.

(h) Open space requirements. The undeveloped portion of the tract shall be used for one or more of the following uses. As part of plan approval, the Board of Supervisors reserves the right to require, when deemed appropriate, that the first option listed herein be mandatory for a portion of the open space: public park and recreational uses (whenever possible, open space shall be contiguous with other existing or planned parks/open space areas); the tilling of the land, the raising of crops, fruits, vegetables, and the raising and keeping of livestock and poultry and fish; horticultural uses related to the raising, propagating, and selling of trees, shrubs, flowers, and other plant materials; usual farm structures, including barns and greenhouses (One single-family detached dwelling of the farm operator shall be allowed. All farm structures shall comply with applicable zoning and other requirements); commercial establishments for the processing, storage, and sale of farm products produced and raised on the premises (structures shall comply with applicable zoning and other requirements); areas for potable water well use, areas for treatment/disposal of wastewater discharges.

[1] The portion of the tract used in accordance with Subsection C(2)(h) above shall be a single lot of record.

[2] Minimum lot widths for areas intended to be used as access to open space shall be no less than 50 feet, measured at the street. Lot width for areas not intended for access shall meet or exceed the minimum requirements for residential lot width in the zoning district where the development is located.

[3] That portion of the tract to remain in open space shall be bordered and labeled "Open Space" on the preliminary and final plans. All such plans shall include a statement limiting the use of the property to those listed in Article II, Section 12-2.5C(2)(h) of the Harris Township Zoning Ordinance. The uses shall be listed within the statement on the plans.

[4] At the time application is made to the Township for preliminary plan approval, the applicant shall supply a written agreement to the Township, in a manner and form acceptable for recording by the Recorder of Deeds, Centre County, Pennsylvania, stipulating the means by which said open space shall be preserved for the uses permitted by the subsection.

[a] Such means shall be determined according to the following hierarchy:

[i] Retention of land by owner at the time of cluster development with covenants that the open space portion of the land shall be limited to the uses allowed in Subsection C(2)(h) or its success in perpetuity. The agreement shall list the specific uses permitted on the property, as listed in Subsection C(2)(h);

[ii] Right of first refusal for acceptance of dedication of part or all of the open space to the Township that may also include dedication of easements to the Township, or other public entity;

[iii] Establishment of a corporate ownership of the open space by the homeowners of the developed portion of the tract, incorporating into the deeds of the homeowners an interest in such open space, indicating the uses, as permitted above, to be made of such open space; or

[iv] Disposition of such open space to a private or nonprofit corporation chartered under the laws of Pennsylvania to administer and maintain the facilities subject to an acceptable deed restriction limiting the eventual disposition of said open space for one or more of the uses permitted above and stated in the Articles of Incorporation.

[b] Maintenance and other responsibilities for land reserved for open space intended to be retained in private ownership shall be set forth in an agreement between the owners, or where land is to be retained by a single owner, shall be set forth in a formal, written document which shall be binding on the owner(s), referenced by note on the subdivision plan, and recorded with the County of Centre.

(3) Procedure for approval. All land to be developed under the zoning provisions of this subsection shall be subdivided in accordance with Chapter 11, Subdivision of Land.

(4) Nothing in this section shall be construed to mean denial of the right of the landowner to otherwise develop in accordance with the regulations applicable to the appropriate rural district, nor shall it exempt any development from complying with other applicable requirements of this chapter.

D. Conservation Design Subdivision and Land Development Requirements.

(1) In addition to the general goals stated in Section 12-3.1A for the Agricultural District, Conservation Design requirements are established:

(a) To contribute to the creation of a system of interconnected, community wide greenways that support wildlife habitat and corridors while providing benefits to current and future residents;

(b) To conserve areas containing sensitive natural features such as woodlands, steep slopes, stream corridors, flood plains, and wetlands;

- (c) To conserve sites of historic, cultural, architectural, or archeological value by placing those sites in green space;
- (d) To protect productive agricultural soils for continued or future agricultural use by conserving blocks of land large enough to allow for efficient farm operations;
- (e) To protect water quality and reduce erosion and sedimentation by retaining existing vegetation and minimizing development on steep slopes;
- (f) To preserve the rural atmosphere by maintaining and protecting the rural landscape while also permitting residential development at an overall low density;
- (g) To provide greater design flexibility and efficiency in the siting of services and infrastructure, including the opportunity to reduce the length of roads and utility runs and the amount of paving required for residential development.
- (h) To provide a wider range of feasible locations for stormwater and wastewater facilities in order to comply with prevailing state-of-the-art designs and best management practices;
- (i) To provide for a diversity of lot sizes, building densities, and housing choices to accommodate a variety of age and income groups, and residential preferences;
- (j) To implement adopted land use, conservation, housing, community facilities and sustainability policies, as identified in the Centre Region Comprehensive Plan.

(2) Applicability. The Conservation Design requirements of Chapter 12, Article II, Section 2.5 (D) shall apply to all land developments that propose single-family dwellings or lots in the Agricultural District on tracts which are six (6) acres or more in area and are not part of a Conservation Design subdivision or land development or a previously approved Open Space lot that was established via Section 12-2.5C prior to adoption of this ordinance. Where Conservation Design standards are in conflict with other sections of the zoning ordinance, the standards included within this ordinance shall apply.

- (a) Procedure for approval. All land to be developed under the zoning provisions of this subsection shall be subdivided in accordance with Chapter 11, Subdivision of Land.
- (b) All parcels created through the standards contained in this ordinance are prohibited from further subdivision that would result in the creation of lots that would not comply with the declared Conservation Design development option. Greenway land is prohibited from any further subdivision. Such prohibitions shall be noted on all subdivision plans.

- (c) All parent tracts that are 6.5 acres or more in area at the time of adoption of this subsection and are not part of a Conservation Design subdivision or land development or a previously approved Open Space lot that was established via Section 12-2.5C prior to adoption of this subsection may be subdivided into exempt lots, without compliance with the Conservation Design requirements herein. An exempt lot cannot be created on a parent tract that is less than 6.5 acres in size. Exempt lots may be subdivided per the following table:

Parent Tract Acreage	Exempt Lots Permitted
6.5-9.99	1
10-19.99	2
20-39.99	3

One additional exempt lot may be subdivided for every additional 20 acres of parent tract acreage (eg. 40-59.99 acres may have up to 4 exempt lots, 60-79.99 acres may have up to 5 exempt lots, etc.) Exempt lots created through this subsection shall be prohibited from further subdivision. Such prohibition shall be plainly noted on the subdivision plan as a condition of approval. The plan shall also include a note specifying Exempt lots shall comply with the following requirements:

[1] Exempt residential lots established through this subsection shall be between 1.5 and 4.99 acres in size.

[2] Exempt lots of 5 acres or more can be established, according to the following standards:

[a] The acreage consumed by exempt lots shall not exceed the number of exempt lots permitted on the parent tract, multiplied by 4.99.

[3] In any subdivision that proposes the creation of an exempt lot or lots, the resulting residue tract acreage shall be a minimum of five (5) acres. Any further subdivision of the residual tract shall comply with the Conservation Design standards. This requirement shall be plainly noted on the subdivision. If it is determined that the residue tract cannot be further subdivided in compliance with the Conservation Design standards, a note shall be placed on the plan indicating that future subdivision may not be possible.

[4] All plans that propose the creation of an exempt lot or lots shall include a note that quantifies the remaining number of exempt lots that may be subdivided from the parent tract, and the potential acreage of such exempt lots, as applicable.

(d) Any Conservation Design subdivision or land development that proposes the creation of lots that are five (5) acres or more in size shall include a note on the plan stating that agricultural uses shall be permitted on such lots per the restrictions found in 12-3.1B. The note shall specify that lots between 5 and 9.99 acres in size shall only be permitted for horticultural uses.

(3) Design Process for Conservation Design subdivisions and land developments. All plans for Conservation Design Subdivisions shall document completion of a five-step design process, via plan sheets, as described below:

(a) Identification of Conservation Resources. Conservation resources, as identified in Section 12-2.5D.(7)(c) of this ordinance, shall be identified prior to the delineation of Greenway Land. A map showing the location of such resources on the parent tract shall be provided with all applications for a Conservation Design Subdivision.

(b) Creation of a Yield Plan. The applicant shall prepare a yield plan, in accordance with Section 12-2.5D.(5), to determine the potential maximum number of dwelling units that could theoretically be built on the parent tract for which development is proposed. A yield plan is not required for developments that only propose the creation of Country Lots.

(c) Delineation of Greenway Lands. The minimum acreage of required Greenway Land shall be calculated by the applicant and identified on the preliminary and final subdivision plans. This calculation shall be based upon the size of the parent tract. The applicant shall identify potential locations for stormwater and wastewater management areas, as needed, within the proposed Greenway Land.

(d) Alignment of Streets and Establishment of Lot Lines.

[1] Applicants shall delineate a street system that provides a safe pattern of vehicular access to each building lot.

[2] Lots shall be accessed from interior streets where possible, rather than from roads bordering the tract. Greenway Lands are exempt from this requirement.

(4) Development Options. In order to achieve the purposes in Section 12-2.5D.(1), the following development options are permitted within the Agricultural district:

(a) Country Lots Option: provide for residential uses at very low densities and accommodating small agricultural operations. Greenway Land is not required. Submission of a yield plan is not required for this development option.

(b) Estate Lots Option: provide for residential/horticultural uses at low densities with at least 40 percent of the parent tract set aside as Greenway Land.

(c) Density-Neutral Lots Option: provide for residential uses at the maximum density established in this ordinance as demonstrated through the preparation of a yield plan. A minimum of 60 percent of the parent tract must be set aside as Greenway Land.

(d) Density-Bonus Lots Option: provide for residential uses at a higher density than is permitted in the Density-Neutral option. A minimum of 70 percent of the parent tract must be set aside as Greenway Land.

(e) Village Lots Option: provide for residential uses at the highest densities permitted in the Agricultural District, with 80 percent of the tract set aside as Greenway Land.

(f) Flexible Design Option: provide for residential densities that cannot exceed 110 percent of the yield plan while permitting a variety of lot sizes. A minimum of 65 percent of the parcel must be set aside as Greenway Land.

(5) Yield Plan Requirements. All plans for a Conservation Design Subdivision development shall include a conventional subdivision design plan, referred to as a “yield plan.” which illustrates the location of conservation areas and shows how the parent tract could be subdivided through conventional lotting. The yield plan shall meet the following requirements:

(a) The yield plan may be prepared as a sketch plan in accordance with the standards contained in Chapter 11-2.2B of the Subdivision and Land Development Ordinance.

(b) The yield plan shall identify the tract’s Level One, Level Two, and Level Three Conservation Areas defined in section 12-2.5D.(7)(c) of this ordinance.

(c) The yield plan shall be laid out to be realistic, reflecting a development pattern that could be expected based upon the physical features of the parent tract. Yield plans must consider the presence of wetlands, floodplains, steep slopes, existing easements and rights of way.

The yield plan shall be prepared based on the standards contained in Table 5.1 of this ordinance and all sections of the Subdivision and Land Development Ordinance applicable to conventional lotting.

Table 5.1

Yield Plan Minimum Lot Standards	
Minimum Lot Area	60,000 SF
Minimum Lot Frontage	50 feet
Front Yard Setback	50 feet

Side Yard Setback	50 feet
Rear Yard Setback	75 feet

(6) Maximum Dwelling Units. The results of the yield plan shall be utilized in conjunction with the density multiplier as it applies to the proposed development option to determine the maximum number of dwelling units permitted, including a dwelling unit on the required Greenway Land if proposed. The results of such calculation shall be rounded up to the next whole number.

(a) For plans utilizing the Country Lots option, the maximum number of units permitted shall not exceed one dwelling unit per ten (10) acres of the parent tract.

(b) For plans utilizing the Estate Lots option, the maximum number of units permitted shall not exceed the number of units on the yield plan, multiplied by a factor of 0.33.

(c) For plans utilizing the Density-Neutral option, the maximum number of dwelling units shall not exceed the number of units on the yield plan.

(d) For plans utilizing the Density-Bonus option, the maximum number of dwelling units shall not exceed the number of units on the yield plan, multiplied by a factor of 1.15.

(e) For plans utilizing the Village option, the maximum number of dwelling units shall not exceed the number of units on the yield plan, multiplied by a factor of 1.5. No Village option development shall exceed one (1) dwelling unit per acre.

(f) For plans utilizing the Flexible Design Option, the maximum number of dwelling units shall not exceed the number of units on the yield plan, multiplied by a factor of 1.1

(7) Minimum Greenway Land Required. Greenway Land shall be required for all Conservation Design Subdivision development options, except for those that only propose the development of Country Lots.

(a) The minimum amount of Greenway Land required for each development option is described in the following table:

Development Option	Minimum Greenway Land Required
<i>Country Lots Option</i>	No Greenway Land Required
<i>Estate Lots Option</i>	40% of Parent Tract Acreage
<i>Density-Neutral Lots Option</i>	60% of Parent Tract Acreage
<i>Density-Bonus Lots Option</i>	70% of Parent Tract Acreage
<i>Village Lots Option</i>	80% of Parent Tract Acreage

<i>Flexible Design Lots Option</i>	65% of Parent Tract Acreage
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(b) Greenway Land parcels shall be a minimum of five (5) acres in size, regardless of the parent tract size or the development option selected.

(c) Greenway Land shall be delineated to include all Level One Conservation Areas and, in addition, sufficient Level Two Conservation Areas that, when added to the Level One Conservation Areas, shall equal the minimum required Greenway Land. Level Three Conservation Areas should also be included in Greenway Land, where feasible. Conservation areas are defined as follows:

[1] Level One Conservation Areas include:

[i] 100 Year Floodplains. As designated by the Federal Emergency Management Agency.

[ii] Jurisdictional Wetlands. Any area meeting the official wetland definition of the U.S. army Corps of Engineers shall be considered a wetland for the purposes of this ordinance.

[iii] Perennial or Intermittent Streams and other Water Courses, such as Ponds and Lakes.

[iv] Areas with Slopes of 25 percent or greater

[v] Cemeteries and Burial Grounds

[vi] Archaeological Sites as regulated by State or Federal Agencies.

[2] Level Two Conservation Areas include:

[i] Mature Woodlands. Any area, grove, or stand of mature or largely mature trees (larger than 10 inches dbh) covering an area of one acre or more shall be considered a mature woodland.

[ii] Paths and Greenway Corridors. Any area identified as a greenway, conservation corridor, or recreation corridor in the Centre County Recreation and Greenway Plan shall be considered a level two conservation area. Paths identified on the Harris Township Official Map shall also be included in this classification.

[iii] Prime Farmland and Farmland of Statewide Importance. Any area of Prime Farmland and/or Farmland of Statewide Importance of at least five (5) contiguous acres or more. Preservation of Prime Farmland shall take priority where both soil types exist on a parcel.

[3] Level Three Conservation Areas include:

[i] Historic Sites and Structures. Including any site or structure identified in the 1982 Historic Resources of the Centre Region inventory or on the National Register of Historic Places.

[ii] Hedgerows. Includes any linear plant community dominated by trees and/or shrubs. Hedgerows often occur along roads, fence lines, property lines, or between fields, and may occur naturally or be specifically planted (e.g. as a windbreak)

[iii] Vegetation on Slopes of 15 percent or Greater which are Beneficial to Erosion Control

(d) If a proposed Conservation Design Subdivision is adjacent to another parcel that contains Greenway Land or a previously established open space lot, the Greenway Land for the proposed development shall physically abut the Greenway Land or open space on the adjacent property for a minimum of 100 feet, unless it can be demonstrated that such a connection is not possible.

(e) Required Greenway Land shall be a single lot of record. Greenway Land shall be prohibited from further subdivision. Such prohibition shall be noted on all subdivision plans.

(f) Minimum lot widths for areas intended to be used as access to Greenway Land shall be no less than 50 feet, measured at the street. Lot width for areas not intended for access shall be at least 100 feet in width. Any area of Greenway Land that is used for agricultural purposes must be at least 300 feet in width.

(g) The portion of the tract set aside as Greenway Land shall be bordered and labeled "Greenway Land" on the preliminary and final subdivision plans. All such plans shall include the following statement: "All lands labeled 'Greenway Lands' on this plan shall be used only as permitted in 12-2.5D.(8)(a) of the Harris Township Zoning Ordinance."

(h) At the time application is made to the Township for preliminary plan approval, the applicant shall supply a written agreement to the Township, in a manner and form acceptable for recording by the Recorder of Deeds, Centre County, Pennsylvania, stipulating the means by which said Greenway Land shall be preserved for the uses permitted in Subsection 12-2.5D.(8)(a).

[1] The agreement shall list the permitted uses outlined in 12-2.5D.(8)(a) according to the following hierarchy:

[i] Retention of Greenway Land by owner(s) at the time of development with covenants that the Greenway Land shall be limited to the uses allowed in Subsection 12-2.5D.(8)(a) or its successor in perpetuity;

[ii] Right of first refusal for acceptance of dedication of part or all of the Greenway Land to the Township that may also include dedication of easements to the Township, or other public entity;

[iii] Establishment of a corporate ownership of the Greenway Land by the homeowners of the developed portion of the tract, incorporating into the deeds of the homeowners an interest in such Greenway Land, indicating the uses, as permitted above, to be made of such Greenway Land; or

[iv] Disposition of such Greenway Land to a private or nonprofit corporation chartered under the laws of Pennsylvania to administer and maintain the facilities subject to an acceptable deed restriction limiting the eventual disposition of said open space for one or more of the uses permitted in Subsection 12-2.5D.(8)(a) and stated in the Articles of Incorporation.

[2] Maintenance and other responsibilities for land reserved for Greenway Land intended to be retained in private ownership shall be set forth in an agreement between the owners, or where land is to be retained by a single owner, shall be set forth in a formal, written document which shall be binding on the owner(s), referenced by note on the subdivision plan, and recorded with the County of Centre.

(8) Use and Design Standards for Greenway Land. The following regulations shall apply to all Greenway Land established through this ordinance. This section shall also apply to any open space parcel in the Agricultural district that was established via Section 12-2.5C prior to [Date of Adoption].

(a) Uses Permitted on Greenway Land. Greenway Land shall be used for only one or more of the following uses, subject to the Minimum Area per primary use requirements found in 12-3.1B:

[1] Agricultural and Horticultural Uses, including: the tilling of the land; the raising of crops, fruits, and vegetables; the raising and keeping of livestock and poultry and fish; horticultural uses related to the raising, propagating and selling of trees, shrubs, flowers, and other plant materials; usual farm structures, including barns and greenhouses, including one single-family detached dwelling of the farm operator; commercial establishments for the processing, storage, and sale of farm products produced and raised on the premises. Concentrated Animal Feeding

Operations (CAFO) involving swine, poultry, cattle, mink, and other animals are prohibited;

[2] Forestry uses related to the harvesting of lumber products;

[3] Picnic areas, community gardens, trails and similar passive recreational uses;

[4] Public park and recreational uses;

[5] Water supply systems, sewage disposal systems and absorption fields, stormwater management systems, and associated easements intended solely for the proposed development are permitted within required Greenway Land, provided that they are not located within Level One Conservation Areas as defined in this ordinance. Above-ground structures, equipment, or parking related to any of these systems shall not be included when calculating the minimum Greenway Land required;

[6] Utility easements or rights-of-way shall be permitted. Above-ground utilities and street rights-of-way may traverse Greenway Land but shall not count toward the minimum required Greenway Land.

(9) Dimensional Standards for Country, Estate, Density-Neutral, Density-Bonus, and Village Lots. The dimensional standards in Table 9.1 apply to all lots, with the exception of Greenway Land parcels, established through the Conservation Design development options contained in this ordinance:

Table 9.1

	Minimum / Maximum Lot Size	Minimum Lot Width (feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Rear Yard Setback (feet)	Maximum Building Height (feet)	Maximum Coverage	Maximum Impervious Coverage
Country Lots	10 acres/none	300	50	100	75	35	10%	20%
Estate Lots	5 acres/9.99 acres	300	50	100	75	35	10%	20%
	3 acres/4.99 acres	150 at the building setback line, 100 at the street line	50	50	75	35	20%	40%
Density- Neutral Lots	0.5 acres/2.99 acres	75 at the building setback line, 50 at the street line	20 on local and collector streets, 50 on arterial streets	10	50	35	30%	40%
Density Bonus Lots	0.3 acre/1 acre	50	20 on local and collector streets, 50 on arterial streets	10	30	35	30%	40%
Village Lots	7,500 sq. ft./ 0.5 acre	50	20 on local and collector streets, 50 on arterial streets	8****	30	35	30%	40%

****Zero lot-line dwellings, in conformance with 12-7.12, are permitted on Village lots.

(10) Flexible Lots Design Option Standards. Developments utilizing the Flexible Lots Design Option must meet the following requirements:

(a) The development must contain at least three different Conservation Design lot types (Country, Estate, Density-Neutral, Density-Bonus, Village).

(b) Lot type shall be classified by the area of each proposed lot. The lot will qualify as the lot option with the overall lowest density.

(c) No more than 35% of lots can be from any one lot category.

(d) The type of each lot, along with its associated dimensional requirements as contained in Table 9.1, shall be clearly noted on the plan.

SECTION 11: Harris Township Code Chapter 12, Article III, Section 12-3.1 entitled “Agricultural District.” is hereby amended as follows:

12-3.1 Agricultural District

A. Intent. It is the intent of the Agricultural district to:

(1) Promote the continuation and preservation of agricultural activities in the areas most suitable for such activities.

(2) Protect and stabilize the Township’s viable agricultural economy by permitting compatible uses.

(3) Further the objectives of the Municipalities Planning Code, which are “to preserve prime agriculture and farmland considering topography, soil type and classification, and present use.”

(4) Permit low-density residential uses through the application of conservation design regulations in order to conserve sufficient land area for agricultural operations.

B. District regulations. Only the uses listed in Criteria and Standards for the Agricultural district shall be permitted in the Agricultural district. All uses must conform to the lot, yard setback, and maximum height regulations stipulated therein, as well as other appropriate requirements of this chapter.

5. Veterinary office and boarding kennel	1.5 acres								
6. Bed and Breakfast Facilities									
7. Family Care Facility									
8. Churches and other Places of Worship	2 acres	150	2 acres	10%	50	50	75	35, except for non-residential and exempted structures as defined in 12-27	
9. Public parks	4 acres	100	4 acres	20%	50	50	75		
10. Designated well sites, potable water well pump station facilities, water treatment facilities, and water storage tanks	2 acres	150 at building setback line; 100 at the street line	2 acres	10%	50	50, 100 for water tanks	75		
11. Communications tower	1 acre	In accordance with Article 12, Chapter 2.4.(20)							
12. Outdoor recreational facility	10 acres	300	10 acres	10%	50	100	75		
13. Recreational resort (only permitted on parcels located within the Regional Growth Boundary and Sewer Service Area)	50 acres	300	50 acres	See § 12-2.4A(26)	50	100	75		
14. Dog Training Facility	1.5 acres	150 at building setback line; 100 at the street line	1.5 acres	10%	50	50	75		
Accessory Uses									
Home Occupation	See Primary Use above to which it is accessory								
Customary uses accessory to the above; essential services									
Roadside Farm Stand									
Agritainment Enterprise									

NOTES:

* Maximum impervious coverage for all permitted uses: for lots that are less than 5 acres, 40 percent; for lots that are 5 acres or larger, 20 percent.

** The yard setback requirements for a single-family detached dwelling are reduced to those shown in Chapter 12, Attachment 3 Criteria and Standards for the Agricultural District, 3. Single-family dwellings on parent tracts less than 6 acres.

***Yard setback requirements for single-family detached dwellings on parcels that are less than one acre in size and that existed as of the date of adoption of this district shall be reduced to those listed in Chapter 12, Attachment 5 Criteria and Standards for Single Family Residential R-1 District, 2.a Single-family detached dwellings with on-site sewer service.

SECTION 12: Harris Township Code Chapter 12, Article III, Section 12-3.2 entitled “Forest District.” is hereby repealed and replaced with the following language:

12-3.2 Natural Areas District

A. Intent. It is the intent of the Natural Areas District to:

- (1) Promote the proper use, enjoyment, management, and conservation of open space and natural habitats.
- (2) Prohibit the location of structures on soils and slopes which are generally not suitable for development.
- (3) Encourage the preservation of woodlands in rural areas.
- (4) Prevent erosion, sedimentation, and flooding.
- (5) Protect and retain natural resources.
- (6) Maintain micro-climates and air quality.
- (7) Protect and regenerate watersheds.

B. District regulations. Only the uses listed in Criteria and Standards for the Natural Areas (NA) District shall be permitted in the Natural Areas District. All uses must conform to the lot, yard setback, and maximum height regulations stipulated therein, as well as other appropriate requirements of this chapter.

Permitted Uses Land and structures may be used for only the following:	Lot Requirements The following lot requirements shall be met for each primary use.			Yard Setback Requirements The following yard requirements shall be met.			Maximum Height (feet)
	Minimum Size	Minimum Width (Feet)	Maximum Lot Coverage*	Front Yard (Feet)	Side Yard (Feet)	Rear Yard (Feet)	
1. Any one or more of the following uses alone or in combination on a single lot: a. The tilling of the land, the raising of crops, fruits and vegetables, and the raising and keeping of livestock, poultry, and fish. b. Horticultural uses related to the raising, propagating and selling of trees, shrubs, flowers and other plant materials. c. Forestry uses related to the harvesting of lumber products; lumber mills. d. Usual farm structures, including barns, greenhouses, and one single-family detached dwelling.** e. Commercial establishments for the processing, storage and sale of farm products produced and raised on the premises; f. Farm wineries.	10 acres	300	10%	50	100	75	35, except for non-residential and exempted structures as defined in 12-27
2. Single-family detached dwellings***	2 acres	150 at building setback line, 100 at the street line	15%	50	50	75	
3. Game and wildlife and hunting and gun clubs							
4. State game and forest lands	--	--	--	--	--	--	
5. Campgrounds	10 acres	150 at building setback line; 100 at the street line	10%	50	100	75	
6. Public parks	4 acres	150	10%	50	50	75	

7. Designated well sites, potable water well pump station facilities, water treatment facilities, and water storage tanks	2 acres	150 at building setback line; 100 at the street line	10%	50	50, 100 for water tanks	75	35, except for non-residential and exempted structures as defined in 12-27
8. Communications tower	1 acre	In accordance with Article 12, Chapter 2.4.(20)					
9. Outdoor recreational facility	10 acres	300	10%	50	100	75	
10. Recreational resort (only permitted on parcels located within the regional growth boundary and sewer service area)	50 acres	300	See § 12-2.4A(26)	50	100	75	
Accessory Uses							
Home Occupation	See Primary Use above to which it is accessory						
Agritainment Enterprises							
Roadside Farm Stand							
Customary uses accessory to the above; essential services							

NOTES:

* Maximum impervious coverage for all permitted uses: for lots that are less than 10 acres, 40 percent; for lots that are 10 acres or larger, 20 percent.

** The yard setback requirements for a single-family detached dwelling are reduced to those shown in Chapter 12, Attachment 2 Criteria and Standards for the Natural Areas District, 2. Single-family detached dwellings.

***Yard setback requirements for single-family detached dwellings on parcels that are less than one acre in size and that existed as of the date of adoption of this district shall be reduced to those listed in Chapter 12, Attachment 5 Criteria and Standards for Single Family Residential R-1 District, 2.a Single-family detached dwellings with on-site sewer service.

SECTION 13: Harris Township Code Chapter 12, Article III, Section 12-3.3 entitled “Rural Commercial District.” is hereby repealed and replaced with the following language:

12-3.3 Agricultural Residential District

- A. Intent. It is the intent of the Agricultural Residential district to:
 - (1) Promote a continuation of the rural character of the area.
 - (2) Allow for a mixture of agricultural uses, open space areas, and low density single-family residential development.
 - (3) Buffer densely developed portions of the Township from agricultural activities.
- B. District regulations. Only the uses listed in Criteria and Standards for the Agricultural Residential district shall be permitted in the Agricultural Residential district. All uses must conform to the lot, yard setback, and maximum height regulations stipulated therein, as well as other appropriate requirements of this chapter.

		street line					35, except for non-residential and exempted structures as defined in 12-27
9. Designated well sites, potable water well pump station facilities, water treatment facilities, and water storage tanks	2 acres	150 at building setback line; 100 at the street line	10%	50	50, 100 for water tanks	75	
10. Communications tower	1 acre	In accordance with Article 12, Chapter 2.4.(20)					
11. Outdoor recreational facility	10 acres	300	10%	50	100	75	
12. Recreational resort (only permitted on parcels located within the Regional Growth Boundary and Sewer Service Area)	50 acres	300	See § 12-2.4A(26)	50	100	75	
Accessory Uses							
Roadside Farm Stand	See Primary Use above to which it is accessory						
Agritainment Enterprises							
Home Occupation							
Customary uses accessory to the above; essential services							

NOTES:

* Maximum impervious coverage for all permitted uses: for lots that are less than 10 acres, 40 percent; for lots that are 10 acres or larger, 20 percent.

** The yard setback requirements for a single-family detached dwelling are reduced to those shown in Chapter 12, Attachment 4 Criteria and Standards for the Agricultural Residential District, 2. Single-family detached dwellings with off-site sewer service.

***Yard setback requirements for single-family detached dwellings on parcels that are less than one acre in size and that existed as of the date of adoption of this district shall be reduced to those listed in Chapter 12, Attachment 5 Criteria and Standards for Single Family Residential R-1 District, 2.a Single-family detached dwellings with on-site sewer service.

SECTION 14: Harris Township Code Chapter 12, Article III, Section 12-3.4 is hereby added:

12-3.4 Rural Centers District

- A. Intent. It is the intent of the Rural Centers district to:
 - (1) Promote the continuation of existing rural villages in Harris Township.
 - (2) Provide for uses that are consistent with existing development in the district.
- B. District regulations. Only the uses listed in Criteria and Standards for the Rural Centers district shall be permitted in the Rural Centers district. All uses must conform to the lot, yard setback, and maximum height regulations stipulated therein, as well as other appropriate requirements of this chapter.

Permitted Uses Land and structures may be used for only the following:	Lot Requirements The following lot requirements shall be met for each primary use.			Yard Setback Requirements The following yard requirements shall be met.			
	Minimum Size	Minimum Width (Feet)	Maximum Lot Coverage*	Front Yard (Feet)	Side Yard (Feet)	Rear Yard (Feet)	Maximum Height (feet)
1. a. Single-family detached dwellings b. Family-care facility	20,000 square feet	100 at the building setback line; 75 at the street line	30%	20 on local and collector streets, 50 on arterial streets	8	30	35, except for non-residential and exempted structures as defined in 12-27
2. Churches and other places of worship	1 acre	150 feet at the building setback line; 100 feet at the street line	30%	50	50	75	
3. Community center							
Accessory Uses							
Home Occupation	See Primary Use above to which it is accessory						
Customary uses accessory to the above; essential services							

NOTES:

* Maximum impervious coverage for all permitted uses: 40 percent

SECTION 15: Harris Township Code Chapter 12, Article VII, Section 12-7.2 entitled “Slope Controls” is hereby repealed and replaced with the following language:

12-7.2 Slope controls.

All land having slopes of 15 percent or greater shall be subject to the following regulations:

- A. Intent. It is the intent of this section to control the development of land in areas containing slopes 15 percent or greater for the following purposes:
 - (1) To limit erosion and sedimentation;
 - (2) To protect watersheds and limit increases in stormwater runoff;
 - (3) To prevent landslides and soil subsidence;
 - (4) To maintain adequate vegetative cover on areas subject to erosion; and
 - (5) To protect streams from increases in sediment pollution.
- B. Development shall not be permitted on slopes of 15-24.99 percent or greater unless a geotechnical evaluation, prepared by a licensed professional engineer, has been submitted and includes an engineering design that allows for the mitigation of any identified soil limitations on which development is proposed.
- C. Permitted uses. Steep slopes of 25 percent or greater shall be prohibited from development, except when a tract primarily or completely contains slopes of no less than 25 percent or access to a tract cannot be achieved without development on slopes of 25 percent or greater. Such slopes may be used as permitted by the district regulations within which they are located, subject to the following requirements:
 - (1) Where it is necessary to use steep slopes to permit development of a lot as described in Chapter 12-7.2.C, all such proposals shall, in addition to other applicable regulations of this chapter, be in accordance with the following principles of development:
 - (a) Where development on slopes of 25 percent or greater is required in order to provide vehicular access to a property, the proposed location and design of the access shall provide the least practicable disturbance to slopes of 25 percent or greater located on the tract, as approved by the Township Engineer.
 - (b) Development shall be oriented so that grading, cutting, filling and similar site preparations are minimized.
 - (c) Where such grading is essential, it shall complement the natural topography and be phased, if necessary, to prevent excessive exposure of unprotected land.

- (d) Installation of any vehicular access shall be completed as soon as possible after grading and in no case later than the end of the construction season when the work began.
- (e) Areas around structures shall be landscaped to blend them with the natural landscape.
- (f) Measures shall be taken to minimize erosion and sedimentation and to limit increases in stormwater runoff in accordance with related regulations of the Township and the Commonwealth of Pennsylvania.

D. Site plan review. All applications for zoning permits for lots, uses, and structures located, in whole or in part, on land with steep slopes shall include, along with the application, the approved site plan as required by Article IX of this chapter. Such applications shall also include an approved stormwater management plan if required by Chapter 13, Stormwater Management, of the Harris Township Code, and a copy of an erosion and sedimentation control plan as required by the Pennsylvania Department of Environmental Protection.

SECTION 16: Harris Township Code Chapter 12, Article VII, Section 12-7.9 entitled “Off-Street Parking and Loading Regulations” is hereby amended as follows:

12-7.9A.(5) Surfacing. All required off-street parking spaces and aisles shall be covered with asphalt or concrete except those uses exempted from this requirement in rural zoning districts where alternate pervious materials are permitted. Regardless of the zoning designation for spaces and aisles which are not of the parking lot as herein defined, this may include gravel or other crushed stone. All impervious surface parking lots shall have parking spaces designated with a four-inch yellow or white stripe painted the entire length of each space in accordance with the dimensional requirements stipulated in Subsection B below.

12-7.9A.(5)(b) Pervious Sections. Pervious sections for parking facilities may be used in rural zoning districts provided that the parking facility is to be used for infrequent, seasonal, or event parking and is outside of Township right-of-way.

12-7.9 B. Required off-street parking spaces. All uses and structures shall provide off-street parking spaces in an amount equal to, or greater than, the number listed below. The total number of parking spaces necessary for two or more uses, whether primary or accessory, on the same lot shall be the sum of that required for each use.

- (1) Dimensions. Each required off-street parking space shall be at least nine feet wide and 18 feet long if set at an angle to the access aisle, or eight feet wide and 24 feet long if parallel to the access aisle.
- (2) Number and computations. In computing the required number of spaces, all fractional numbers shall be increased to the next highest integer. When computation is based on the number of employees, the number employed during the largest work shift shall be used.

Use	Number of Required Spaces
Residential Uses	
Structures with less than 4 dwelling units	2 per dwelling unit
Structures with more than 4 dwelling units	1.5 per dwelling unit
Commercial Uses	
All retail and service establishments except those specified below	1 per 250 square feet of gross floor area
Furniture stores, contractor's equipment, farm equipment and feed sales, boat and marine, mobile home, motor vehicle, and monument burial vault and casket sales	1 per 400 square feet of gross floor area, plus 1 per 3,000 square feet of outside sales area
Automobile service station	1 per 400 square of gross floor area, 1 per fuel pump, plus 1 per bay if the station provides for repairs or service
Barbers and beauticians	1 space per 150 square feet of gross floor area or 2 spaces per barber or styling chair, whichever is less
Car wash	1 per wash bay plus 1 per 250 square feet of gross floor area (not including wash bays)
Mortuary	1 space for every 50 square feet of floor area in the parlors of the establishments, plus 1 space for every 300 square feet of remaining gross floor area
Bowling alleys	3 per lane plus 1 per 350 square feet of gross floor area (not including lanes)
Billiard parlors, table tennis, pinball machines, or similar amusement enterprises	1 per 350 square feet of gross floor area
Arenas, stadiums, auditoriums, theaters, roller rinks, ice rinks, and dance halls	1 per 175 square feet of gross floor area

Use	Number of Required Spaces
Business, professional, and financial offices	1 per 300 square feet of gross floor area
Medical and dental offices, clinics	1 per 300 square feet of gross floor area
Eating and drinking establishments	1 per 100 square feet of gross floor area
Hotels, motels, and bed-and-breakfast facilities	1.25 per room, 1 per 300 square feet of assembly/conference rooms and banquet facilities, plus such spaces as are required for eating and drinking establishments
Nursing homes, personal care homes, and other convalescent homes	1 space per 3 beds plus 1 per employee
Industrial Uses	
All industrial uses except those specified below	1 per 1,000 square feet of gross floor area and outside operations (excluding storage)
Auto wrecking, junk, and scrap establishments	1 per 5,000 square feet of indoor/outdoor storage area plus 1 space each 300 square feet of office area
Freight and trucking terminals, moving and storage, parcel delivery and express transfer stations, and wholesale distributors and warehouses	1 per 2,000 square feet of gross floor area
Industrial park	1 per 300 square feet of gross floor area
Public and Quasi-Public Uses	
Ambulance, taxi, and limousine service	1 per vehicle maintained on the premises plus 1 per 300 square feet of gross floor area
Bus passenger station	1 per 250 square feet of gross floor area
Child day-care center	1 per 350 square feet of gross floor area
Churches and other places of worship	1 per 125 square feet of gross floor area plus any spaces required for

Use	Number of Required Spaces office, child care, and other accessory uses
Clubs, lodges, fraternal organizations	1 per 100 square feet of gross floor area
Commercial cemeteries	25 plus 1 per employee
Golf courses and driving ranges	2 per tee
Hospitals	1 per 400 square feet of gross floor area
Public libraries, museums, art galleries, visitor centers	1 per 800 square feet of gross floor area
Schools:	
Institutions of higher education and postsecondary schools	1 per 500 feet of gross floor area, plus any additional spaces necessary for administrative offices and dormitories
Nursery, kindergarten, elementary	1 per 600 square feet of gross floor area
Secondary schools	1 per 500 square feet of gross floor area
Group home	5 spaces
Community center or halfway house	1 space per 150 square feet of gross floor area

Public and Private Recreation Uses in the Rural Zones. The requirement for impervious parking areas contained in Subsection A(5)(a) of this section may not be appropriate for certain recreation uses that may occur in the Township's Rural zoning districts. The following uses are permitted and encouraged to utilize mud-free, stabilized off-street parking areas within the Rural zoning districts. These parking areas can utilize alternate pervious material, in accordance with standards outlined in Subsection A(2)(b). Handicapped parking spaces within the exempted parking areas are required to utilize impervious materials, in accordance with standards outlined in Subsection A(5)(a).

Animal boarding kennels	1 space per 250 square feet of office space plus 1 space per 1,000 square feet of animal holding areas
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Use	Number of Required Spaces
Go-cart race track, miniature golf	1 per go-cart, 2 per golf tee, plus 1 space per 250 square feet of office area
Batting cages, skate park, ice rink	1 space per machine, 1 space per 4 seats or 1 space per 4 persons, based on maximum design capacity
Public/private recreation area	25 spaces per established field/activity area
Campground, Camp Stores	1 space per campsite plus 1 space per 250 square feet of office area; For camp stores - 1 space per 250 square feet of gross floor area; No less than 2 spaces shall be provided for any camp store, regardless of square footage
Archery range (indoor or outdoor)	1 space per target plus 1 space per 250 square feet of office area
Rifle, pistol, skeet or shotgun range	1 space per stand or shooting station plus 1 space per 250 square feet of office area
Horse riding stables and academies	1 space per horse stall plus 1 space per employee; 1 space per 4 persons for indoor arenas based on maximum capacity
Nature education center	1 per 3 persons based on maximum design capacity
Landscape contractor business	1 space per 250 square feet of gross floor area plus 1 space per 3,000 square feet of outside storage and staging areas
Agritainment Enterprises	1 off-street parking space per 350 square feet of floor area and 1 space for every 1,000 square feet of outdoor related activities. A minimum of five (5) off-street parking spaces must be

Use

Number of Required Spaces
provided for any Agritainment
Enterprise.

SECTION 17: Harris Township Code Chapter 12, Article VII, Section 12-7.12 entitled “Zero Lot Line Dwellings” is hereby amended as follows:

A. Zero lot line dwellings, as defined in Article XI, are permitted in the Single-Family Residential district and in the rural zoning districts when utilizing the open space - rural clustering regulations or the Village Lot Option for a Conservation Design Subdivision.

SECTION 18: Harris Township Code Chapter 12, Article VII, Section 12-7.13 is hereby repealed and replaced with the following language:

12-7.13 Natural Areas District Development Requirements.

A. The Natural Areas (NA) District Development Requirements are intended to provide land use and land use development controls along the ridge corridors in the Township. If a conflict exists between the regulations of this section and the underlying Natural Areas district regulations, the more restrictive requirements shall apply.

B. Intent.

- (1) The majority of properties located within the Natural Areas district are predominantly comprised of slopes of 15 percent or greater, potentially unstable soils, and natural and environmental features. It is the intent of the requirements set forth hereinafter to:
 - (a) Provide for the reasonable use of slopes in the Natural Areas district while ensuring development will not induce soil erosion, require excessive grading, increase slope instability, or create sewage disposal problems;
 - (b) To guard against property damage and personal injury, and to minimize the potential for erosion, slope failure, stream siltation, increased runoff, flooding and contamination of surface waters caused by the adverse effects of site preparation and construction on slopes;
 - (c) To seek to conserve forested areas that are important parts of the ecological cycle, providing for groundwater recharge, air pollution reduction and wildlife habitats;
 - (d) To maintain the ecological integrity of steeply sloped areas which could be adversely affected by disturbances; and
 - (e) To protect and retain natural springs, wetlands and major drainage channels that are important parts of the hydrological cycle, affecting water

quality, water quantity, aquatic habitats and public water supplies.

- C. Applicability of regulations. This ordinance shall be applied to all properties located in the Natural Areas district as depicted on the Official Zoning Map of Harris Township.
- D. Site plan review. A site plan, as described by Article IX, shall be submitted and approved prior to submission of a zoning permit application for lots, uses, and structures located in whole or in part on land located within the Natural Areas district. Site plans must include soils mapping information based on the NRCS's Web Soil Survey, noting all soil types that are classified as "very limited". An approved site plan shall be recorded in the office of the Recorder of Deeds of Centre County prior to issuance of a zoning permit.
- E. Federal and state permits. It is recommended that the need for any federal and state permits be investigated, and that such permits be obtained, prior to moving forward with any development plans within the district.
- F. Criteria for erection of a habitable structure on an existing lot. For the construction of a habitable structure on a lot existing at the time of adoption of these regulations, and when no subdivision or land development is proposed or required, the following criteria shall apply:
 - (1) The site plan, as per Subsection D, must identify the location of all soil types and classifications and slopes of 15 percent or greater as well as delineate the portion of the lot which encompasses the buildable area, which shall be considered the same as the area of potential land disturbance that includes the footprint of the structure and any accessory structure or outbuilding, the access, parking, and, if necessary, the on-lot disposal system.
 - (2) In addition, a note must be placed on the plan which will alert future property owners to the potential for sinkholes, flooding and drainage issues, as well as the possibility for development of the lot to require special design or construction considerations to mitigate the limitations imposed by the soils and/or slopes.
 - (3) Perennial and intermittent streams. No land disturbance which would involve the construction of a habitable structure or the installation of a driveway which is used for access to a habitable structure may occur within 50 feet of a perennial or intermittent stream.
 - (4) Floodplain. No land disturbance which would involve the construction of a habitable structure or the installation of a driveway which is used for access to a habitable structure may occur within 50 feet of the edge of a floodplain or the floodplain conservation district as defined by the Flood Hazard Boundary Map for Harris Township prepared by the Federal Insurance Administration, Federal Emergency Management Agency.
 - (5) Sinkholes. No land disturbance which would involve the construction of a habitable structure or the installation of a driveway or construction of a road or roads which are used for access to a habitable structure may occur within 50 feet

of the edge of the sinkhole. If there is a drainage channel leading to the sinkhole, a minimum of 50 feet on all sides of the drainage channel shall be protected.

- (6) Slopes and Soils. No land disturbance which would involve the construction of a habitable structure or the installation of a driveway or construction of a road or roads which are used for access to a habitable structure or structures shall occur on or within 50 feet downgrade of any area with a slope of 15-24.99 percent or on soils that are classified as “very limited.” The requirements of Section 12-7.2B. shall not apply to slopes of 15-24.99 percent in the Natural Areas district. All land defined as having steep slopes of 25 percent or greater shall be subject to the regulations found in Section 12-7.2B.
- (7) Springs. No land disturbance which involves the construction of a habitable structure or the installation of a driveway which is used for access to a habitable structure may occur within 50 feet of a defined spring.
- (8) Wetlands. No land disturbance which would involve the construction of a habitable structure or the installation of a driveway which is used for access to a habitable structure may occur within 50 feet of the edge of a defined wetland area as established by this chapter, DEP, and/or the Army Corps of Engineers.
- (9) Wooded areas. The removal of healthy trees on the site shall be minimized to the greatest extent practicable. Existing wooded areas shall be protected to prevent unnecessary destruction or removal of healthy trees with a minimum trunk caliper of five inches at six inches above ground level.
- (10) Excavation and fill. No excavation or fill that will cause any slope to become unstable; impose loads that may affect the safety of structures or slopes; interfere with adequate drainage for the site area and the drainage area of land tributary to the site; obstruct, damage, or adversely affect existing sewerage or drainage; cause a stagnant pond of water to form; or cause erosion or sedimentation shall be permitted.
- (11) The site plan as detailed in Subsection D shall include soils mapping as per NRCS's Web Soil Survey or the Centre County Soil Survey for the entire site. The Township Engineer or his/her designated agent shall review the soils report within the context of the regulations and guidelines for construction specified in this chapter to determine whether the proposed disturbance minimizes impact to the greatest extent practicable to allow for the construction of one habitable structure. The Township Engineer's decision may be appealed by the applicant to the Zoning Hearing Board.
- (12) Criteria for land accessed across soils classified as “very limited”. In some cases, access to a developable area on an existing parcel may not be possible without crossing soils that are classified as “very limited”. In such cases, the following requirements shall apply:
 - (a) Low-impact driveway or roadway design, in accordance with the

recognized standards acceptable to the Township Engineer, shall be used.

- (b) The proposed location and design of the access shall provide the least practicable disturbance to the “very limited” soils in the area.
- (c) The access shall be located in conformance with the setback restrictions associated with wetlands, floodplains, sinkholes, springs, drainageways, and watercourses as referenced above.

G. Criteria for subdivision and land development in the Natural Areas district. The following criteria will determine the ability to, and establish the process for, subdivision and land development in the Natural Areas district:

- (1) No new building lots may be created after the date of enactment of this subsection which do not encompass sufficient buildable area to comply with the applicable provisions of Subsection G (3) through (11). The buildable area shall be considered the same as the area of potential land disturbance and includes the footprint of the structure and any accessory structure or outbuilding, the access, parking, and if necessary, the on-lot disposal system as well as suitable land necessary to accommodate the required replacement area for the on-lot disposal system.
- (2) The subdivision plan for any lots which are proposed must identify the location of all soil types and slopes of 15 percent or greater within the proposed lots, as well as delineate that portion of the lots which encompasses the buildable area. In addition, a note must be placed on the plan which will alert future property owners to the potential for sinkholes, flooding and drainage issues, as well as the possibility for development of the lot to require special design or construction considerations to mitigate the limitations imposed by the soils and/or slopes. Where sinkholes are included on acreage designated as part of a newly subdivided lot, it is recommended that such areas be fenced for safety.
- (3) Perennial/intermittent streams. No land disturbance which would involve the construction of a habitable structure or the installation of a driveway or construction of a road or roads which are used for access to a habitable structure or structures, may occur within 50 feet of a defined drainageway.
- (4) Floodplain. No land disturbance which would involve the construction of a habitable structure or the installation of a driveway or construction of a road or roads which are used for access to a habitable structure or structures may occur within 50 feet of the edge of a floodplain or the floodplain conservation district as defined by the Flood Hazard Boundary Map for Harris Township prepared by the Federal Insurance Administration, Federal Emergency Management Agency.
- (5) Sinkholes. No land disturbance which would involve the construction of a habitable structure or the installation of a driveway or construction of a road or roads which are used for access to a habitable structure may occur within 50 feet of the edge of the sinkhole. If there is a drainage path leading to the sinkhole, a

minimum of 50 feet on all sides of the drainage channel shall be protected.

- (6) Slopes and Soils. No land disturbance which would involve the construction of a habitable structure or the installation of a driveway or construction of a road or roads which are used for access to a habitable structure or structures shall occur on or within 50 feet downgrade of any area with a slope of 15-24.99 percent or on soils that are classified as "very limited." The requirements of Section 12-7.2B. shall not apply to slopes of 15-24.99 percent in the Natural Areas district. All land defined as having steep slopes of 25 percent or greater shall be subject to the regulations found in Section 12-7.2B.
- (7) Springs. No land disturbance which involves the construction of a habitable structure, the installation of a driveway or construction of a road or roads which are used for access to a habitable structure or structures may occur within 50 feet of a defined spring.
- (8) Wetlands. No land disturbance which would involve the construction of a habitable structure, the installation of a driveway, or construction of a road or roads which are used for access to a habitable structure or structures may occur within 50 feet of the edge of a defined wetland area as established by this chapter, DEP, and/or the Army Corps of Engineers.
- (9) Wooded areas. At least 25 percent of healthy trees on the site shall be maintained or replaced immediately following construction. Replacement trees shall have a minimum trunk caliper of two inches at a height of six inches above finished grade. Existing wooded areas shall be protected to prevent unnecessary destruction or removal of healthy trees with a minimum trunk caliper of five inches at six inches above ground. Where significant removal of trees within an existing wooded area is anticipated, plans shall be required to be provided.
- (10) Excavation and fill. No excavation or fill that will cause any slope to become unstable; impose loads that may affect the safety of structures or slopes; interfere with adequate drainage for the site area and the drainage area of land tributary to the site; obstruct, damage, or adversely affect existing sewerage or drainage; cause a stagnant pond of water to form; or cause erosion or sedimentation shall be permitted.
- (11) Soils report and evaluation. Any property or site within the Natural Areas district mapped with or potentially containing any soils rated as "very limited" must be evaluated prior to being permitted for the land disturbance activities noted above. While the NRCS Web Soil Survey may be used as a resource, on-site soils evaluation and soil test pits will be required to determine the actual soil distribution on each site.
 - (a) In order to accomplish the soils evaluation, the developer must meet with the Township's Engineer or his/her designated agent to determine, at a minimum, the location, number and type of soil test pits that will provide a

representative sample of the soils present within the area intended to be disturbed. Consensus on the number of test pits will be reached based on the landowner's development intentions, soil mapping units delineated in the NRCS's Web Soil Survey, the location of natural features on the site, and any previous soil test results.

- (b) The on-site soils assessment and report preparation must be completed by a qualified soil scientist or registered professional geologist with the appropriate experience in soil science interpretation, subject to approval by the Township Engineer or his/her designated agent. The results must then be submitted for review and approval by the Township's Engineer or his/her designated agent. This municipal review will determine the adequacy of the soils evaluation to determine the development potential/buildable area of the parcel.
- (c) The soils assessment report shall provide the data necessary to prepare a detailed soils map of the site that will determine the potential to provide roads, driveways and/or structures in accordance with these regulations. The Township Engineer or his/her designated agent shall review the soils report within the context of the regulations and guidelines for development specified in this subsection to determine whether there is sufficient buildable area to develop and to identify additional conditions of development, if necessary.

H. Criteria where little or no buildable area is available on existing lots. Where it can be demonstrated that an existing lot contains little or no buildable area, the design of any proposed structure must be engineered by a licensed, professional engineer or architect to overcome the limiting characteristics of the property. A habitable structure may be permitted on an existing lot where it can be demonstrated that little or no buildable area exists, provided that:

- (1) There are no habitable structures currently existing on the property;
- (2) The land disturbance (which shall include the footprint of the structure, the access, the primary and replacement areas for on-lot sewage disposal) and the impervious coverage does not exceed 50,000 square feet;
- (3) The proposed location and design of the habitable structure and access provide the least practicable disturbance to the any soils in the area that are classified as "very limited";
- (4) The proposal is consistent with the minimum lot size requirement specified for the Natural Areas district;
- (5) Any increased maintenance required to ensure the longevity of the structural integrity of the habitable structure and the on-lot septic system is identified and a written maintenance plan is provided;

- (6) The applicant shall provide a note on the plan indemnifying the Township for any damage that may occur to the structure or any other private property as a result of the presence of “very limited” soils.

SECTION 19: Harris Township Code Chapter 12, Article IX, Section 12-9.3 entitled “Site Plan Review” is hereby amended as follows:

A. A site plan, as described below, shall be reviewed and approved by the Zoning Officer prior to submission of zoning permit applications that propose the following:

- (1) A proposed use required to have a parking lot as stipulated in § 12-7.8;
- (2) Whenever development is proposed involving the location of two or more primary uses or structures on a single lot, including, but not limited to, apartment complexes, shopping centers, and industrial parks; and
- (3) Any proposed use or structure located in the Village District except single-family and two-family detached dwellings or single-family semidetached dwellings.
- (4) Any proposed use, habitable structure, or driveway on slopes of 15-24.99%.

B. A site plan, as described below, shall be reviewed by the Planning Commission and approved by the Board of Supervisors prior to submission of zoning permit applications that propose the following: a proposed use or structure located in or within 100 feet of a floodplain or wetland as stipulated in § 12-7.1; a proposed use or structure on steep slopes as stipulated in § 12-7.2; a proposed use involving designated well sites, potable water well pump station facilities, water treatment facilities; or water storage tanks; a proposed use involving a communications tower and its accessory facilities; and a proposed use or structure within the Natural Areas zoning district. A site plan is not required for those circumstances cited above when a similar plan is required for a mobile home park permit or approval of a planned residential development as defined and regulated by their respective ordinances of the Township.

(1) Submission and content of the site plan. Three copies of the site plan shall be submitted to the Zoning Officer. The site plan shall be drawn to a scale of one-inch equals 50 feet or larger and contain the following written and graphic information unless an item(s) is waived by the Zoning Officer because such is unnecessary to determine conformance with this chapter:

- (a) The name and address of the proposed development and the name and address of the owner of the property and the individual or firm preparing the site plan.
- (b) Centre County tax parcel number.
- (c) The deed source for the property, including book and page number.

(d) Graphic scale.

(e) North point.

(f) Key map at a scale of one-inch equals 400 feet showing streets and roads, buildings, and motor vehicle access within 500 feet from the exterior boundary of the lot.

(g) Total size of the property, and each lot and/or area to be leased.

(h) The proposed use of the property.

(i) Topographic contour lines drawn at vertical intervals of five feet, including elevation of each ten-foot interval, both before and after the proposed construction.

(j) The total tract boundary with distances marked to at least the nearest foot.

(k) Location of the front, side, and rear yard setback area as required by the applicable zoning district.

(l) All existing and proposed structures, showing location and a statement of the ground floor area, any retail and service floor area, height and elevation of each.

(m) All streams, springs, sinkholes, floodplain boundaries, and slopes of 25 percent or more.

(n) All existing and proposed street rights-of-way and cartways, including those abutting the property.

(o) All existing and proposed points of motor vehicle access to the property.

(p) All existing and proposed parking and loading spaces, parking lots, and a statement of the surfacing material to be used.

(q) The location of all outdoor lighting fixtures, anticipated lighting patterns of lighting fixtures, and details of each fixture type.

(r) The location and common name of existing and proposed vegetation to be used for landscaping.

(s) The location of all buffer yards required by this chapter.

(t) A space labeled "Approved by" for the signature of the Zoning Officer; and a space for the date of such approval.

(2) Any site plan that requires review and approval by the Board of Supervisors as described in 12-9.3B shall also include the following:

(a) Signature or seal of a licensed engineer or land surveyor certifying the accuracy of the plan.

(b) Signed, notarized statement by the owner certifying ownership of the property.

(c) Space for approval signatures by the Chairman and Secretary of the Board of Supervisors, including date of such approval.

(d) A signature block for the review signature of the Township Engineer.

C. All site plans submitted to the Township shall be reviewed and acted upon within ninety (90) days of the date of receipt of a complete submission. The Zoning Officer shall notify the applicant in writing of all action taken on the site plan within said ninety-day period.

SECTION 20: Harris Township Code Chapter 12, Article XI, Section 12-11.2 entitled "Definitions" is hereby amended as follows:

AGRICULTURAL COMMODITY - Any of the following transported or intended to be transported in commerce:

(1) Agricultural, aquacultural, horticultural, floricultural, viticultural or dairy products.

(2) Livestock and the products of livestock.

(3) Ranch-raised fur-bearing animals and the products of ranch-raised fur-bearing animals.

(4) The products of poultry or bee raising.

(5) Forestry and forestry products.

(6) Any products raised or produced on farms intended for human consumption and the processed or manufactured products of such products intended for human consumption.

AGRICULTURAL OPERATION - The activities, practices, equipment and procedures that farmers adopt, use or engage in the production and preparation for market of poultry, livestock and their products and in the production, harvesting and preparation for market

or use of agricultural, agronomic, horticultural, silvicultural and aquacultural crops and commodities and is:

- (1) not less than ten contiguous acres in area; or
- (2) less than ten contiguous acres in area but has an anticipated yearly gross income of at least \$10,000.

AGRITAINMENT ENTERPRISE - Activities conducted on and accessory to a working agricultural operation and offered to the public or to invited groups for the purpose of recreation, education, or active involvement in the agricultural operation. Agritainment Enterprise shall also include farmstays and farm wedding venues. Agritainment enterprises do not include the direct sales of products produced on site or other activities that are regulated by the Pennsylvania Right to Farm law.

BOARDING KENNELS - Any dwelling or establishment in which six (6) or more dogs, cats, or other domesticated animals over six (6) months of age are housed, bred, boarded, or sold, whether for profit or not. This term shall not include the routine keeping of animals within a veterinary office/clinic while undergoing recuperation or a permitted retail pet store.

CAMPGROUND - A lot or a portion thereof owned by a public or private entity on which ten or more campsite accommodations, including cabins, tents, and/or recreational vehicles, for temporary occupancy are located or may be placed and which is used for recreational purposes and retains an open air or natural character. Campgrounds may or may not include accessory uses such as a retail store and laundry facility.

CAMP STORE – A retail facility that is accessory to an established, active campground in which a limited number of recreational, household, food, gift and camping items are available for and intended for purchase by campground registered guests and their visitors.

CHANNEL – A perceptible natural or artificial waterway, which periodically or continuously contains moving water having a definite bed and banks which confine the water.

CLOSED OR UNDRAINED DEPRESSION – In a Karst geologic area, a distinct bowl-shaped depression in the land surface; size and amplitude are variable; drainage is internal. It differs from a sinkhole in that the ground surface is unbroken and usually occurs in greater density per unit area.

DRAINAGE CONVEYANCE FACILITY – A stormwater management facility designed to transmit stormwater runoff and shall include streams, channels, swales, pipes, conduits, culverts, storm sewers and similar structures.

FARM STAY: A farm stay is a paid, overnight, guest accommodation provided in a legally established dwelling unit on a property containing an active agricultural operation for the purpose of participating in educational, recreational, or social activities on the

farm. Farmstays provided in an owner-occupied single-family dwelling may have a maximum of three guestrooms. Any other legally established dwelling units including farmstay accommodations shall be occupied by no more than one family, as defined within this ordinance.

FARM WEDDING VENUE: A lot, building or structure that is part of an active agricultural operation that is used for weddings, civil unions and associated receptions.

FLOOR AREA – The sum of the gross usable area of all floors of a building measured from the face of the exterior walls; retail and service floor area is that portion of the total floor area relegated to use by the customers and the employees to consummate retail sales and services, including display areas for goods, but not including office space or storage areas.

GEOTECHNICAL EVALUATION – An evaluation that determines whether the soils and geological conditions of a property will provide the necessary safety and support for development. The evaluation must include a written and graphic summary of the subsurface investigation, documentation of the design criteria selected, conclusions or assessment from that investigation, recommendations for the proposed development that will ensure proper and structurally sound soil conditions during and after construction, and any additional information deemed necessary by the Township Engineer. Such an evaluation may be prepared, at the discretion of the Township Engineer, by any licensed professional experienced and competent to perform such work, including but not limited to a soil engineer, soil scientist, civil engineer, geotechnical engineer, or geologist.

GREENWAY LAND – A parcel of land and/or water, within a Conservation Design Subdivision, set aside for the protection of natural and cultural resources. Greenway Land is permanently restricted against further subdivision or development beyond that permitted on Greenway Lands.

HEDGEROWS – A linear plant community dominated by trees and/or shrubs. Hedgerows often occur long roads, fence lines, property lines, or between fields and may occur naturally or be specially planted.

HISTORIC SITES AND STRUCTURES – Any structure or site that is:

- a. Listed individually on the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for listing on the National Register;
- b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminary determined by the Secretary to qualify as a registered historic district;
- c. Any site or structure identified in the 1982 Historic Resources of the Centre Region inventory.

LIVESTOCK - All animals of the equine (Family: Equidae), bovine (Family: Bovidae), leporid (Leporidae), or swine (Family: Suidae) type (or similar animals), including, but not limited to, goats, sheep, mules, horses, donkeys, hogs, pigs, hares, and cattle; other grazing animals; non-traditional livestock including, but not limited to, bison, deer, buffalo, alpaca and llamas; and other similar animals raised for personal or commercial use.

MATURE WOODLANDS – A tree mass or plant community in which tree species are dominant or co-dominant and the branches of the trees form a complete, or nearly complete aerial canopy. Any area, grove, or stand of mature or largely mature trees (larger than 10 inches dbh) covering an area of one acre or more shall be considered a mature woodland.

PARENT TRACT – For properties in the Agricultural Residential District, the parent tract shall be a developable tract of land meeting the minimum acreage requirements for the Open Space-Rural Clustering regulations, which is 10 acres. For properties in the Agricultural District, a parent tract is a developable tract of land meeting the minimum acreage requirements for the Conservation Design regulations, which is 6 acres.

POULTRY - Any species of domestic fowl, including, but not limited to, chickens, turkeys, ostriches, emus, rheas, cassowaries, pigeons, pheasants, peacocks, swans, guinea fowl, and other waterfowl and game birds raised for personal or commercial use.

PRIME FARMLAND – Land that contains soils of the first, second, or third class, as defined by the United States Department of Agriculture Natural Resource Conservation Service’s County Soil Survey.

RIDGE – For purposes of this section, a ridge includes those toeslope, sideslope, upland valleys, and ridgetop areas which contain, in part, “very limited” soils and/or slopes exceeding 15 percent grade.

ROADSIDE FARM STAND – A business operated by the landowner upon property that contains an active agricultural operation and provides the direct commercial sale of agricultural commodities, at least 50 percent of which were produced on-site by the agricultural operation. This term includes but is not limited to “pick-your-own” operations, Christmas tree farms, plant nurseries and other similar uses.

RUNOFF – Any part of precipitation that flows over the land surface.

SINKHOLE – A localized, gradual or rapid sinking of the land surface to a variable depth, occurring in areas of carbonate bedrock; generally characterized by a roughly circular outline, a distinct breaking of the ground surface and downward movement of soil into bedrock voids.

SPRING – Place where a concentrated discharge of groundwater flows at the ground surface, including perched water flow from the soil.

STEEP SLOPE – Land whose slope (surfaces at an angle to the plane of the horizon) is 25 percent or more (a vertical difference of 25 feet or more per 100 feet of horizontal distance).

STREAM – Perennial or intermittent watercourses identified through site inspection, local and USGS mapping.

SWALE – A natural low-lying stretch of land or minor man-made conveyance channel, which gathers or carries surface water runoff.

“VERY LIMITED” SOILS – Soils that are rated as Very Limited based on the NRCS Soil Survey of Centre County.

YIELD PLAN – A map-based approach to determine the potential maximum number of dwelling units that could theoretically be built on a given property. Yield plans depict a lot layout and design reflecting a development pattern that could reasonably be developed, taking into account the presence of wetlands, floodplains, riparian buffers, steep slopes, existing easements or encumbrances. The purpose of the yield plan is to generally determine overall potential density for a site only and is not intended to confer a development right to any specific number of dwelling units on any given tract of land.

SECTION 21: Harris Township Code Chapter 12, Article XIV, Section 12-14.4 is hereby amended as follows:

12-14.4 Signs Permitted and Prohibited in All Zoning Districts

A. (3) Real estate signs not exceeding five square feet in sign area in residential zones and 25 square feet of sign area in Commercial, Industrial, Natural Areas, Agricultural, Agricultural Residential and Rural Centers zones, which advertise the sale, rental, or lease of the property upon which said signs are located. Such real estate signs shall be removed within 10 days after the premises advertised has been sold, rented, or leased.

SECTION 22: Any Ordinance or parts of Ordinances of the Township of Harris, Centre County Pennsylvania, conflicting with this Ordinance or any part thereof is hereby repealed insofar as the same affects this ordinance.

SECTION 23: The effective date of this Ordinance shall be five (5) days after the date of enactment thereof.

ENACTED AND ORDAINED this _____ day of _____, 20__

HARRIS TOWNSHIP
BOARD OF SUPERVISORS

Bruce Lord, Chair

Franklin Harden, Vice-Chair

Dennis Hameister, Supervisor

Charles Graham, Supervisor

Nigel Wilson, Supervisor

ATTEST:

Amy Farkas, Secretary