



Dover Township Joint Zoning Ordinance Update Planning Commission Meeting Notes

June 7th PC Meeting:

Part 1 – Title, Purpose, Community Development Objectives

1. Existing part and draft proposal provided for comments

Discussion:

From Mrs. Love, incorporate the existing Part 1 into the proposed language. Good idea. From Section 102: Purpose, item A9, is this necessary? Same Section, item A3, does that belong? How about 103, A8, to encourage citizen participation in the land use decision making process – Mr. Myers thinks that there should be a fair number of Special Exceptions in order to get resident input. However, Mr. McLucas said that too many Special Exception requirements tend to ‘gouge’ the citizens to pay to go before the ZHB. How about combining 103 A7 and 8? *Yes, combine and incorporate into the existing document.*

Section 102: Purpose, *add proposed 1 to the existing framework?*

Section 27-103, *add Borough references.*

Section 27-102, purpose of Chapter, *remove ‘morals.*

Section 27-105, conformance and permits, *remove.*

Section 27-106, conflicting provisions, *keep.*

Part 2 -- Definitions

1. Existing part and draft proposal provided for comments

The chart was referenced. Need definition for Accessory Apartment.

Part 6 – Specific Standards for Uses

1. Proposed Article II, definitions, adaptive reuse, *strike/reword applies to structures not initially designed for permanent residential use.*

2. *Add adaptive reuse to the existing document, by Special Exception.*

Proposed adaptive reuse permitted uses, A, d, *remove provided that there are no sales of alcohol on the premises.* A, g, *add Community/Senior Center.* A, h, *change Board of Supervisors to Zoning Hearing Board.*

Discussion was held on the old Shur Fine building being turned into apartments. Would that be objectionable to the Planning Commission? No one’s done that to date because of the zoning ordinance restrictions.

Mr. Pinto and Mrs. Love are okay with adding the adaptive reuse section in general. Mr. Miller isn’t quite sure yet; Mr. Bigham thinks that the Planning Commission doesn’t need to address this just now; more properties will be affected in the future. Mr. Harlacher is okay with it, but Chairman Hoffman says don’t include it.

3. In the proposed document: Adult and Sexually oriented business – discussion was held about this use being within 1000 feet of any lot that is zoned residential; 500 feet of the lot boundary of any existing school, day care center, etc. *Make the distance the same from the daycare, school, etc., just to conform the documents/distance, but revisit this issue.*

4. Animal Day Care, new use – B- *add* If exterior care areas provided, must meet Kennel requirements. *Remove D, outdoor lighting, if any, shall be shielded and reflected away from adjoining properties so that no direct beam of light, but only diffuse or reflected light, enters adjoining properties.*

Would these uses (animal day care, animal grooming) be permitted as a home occupation? Probably.

In the definitions, for animal day care, change animals to domestic pets.

Should there be a limit on the number of animals permitted? Mr. Pinto isn’t comfortable with a pet day care/kennel/groomer as a home occupation in a residential area.

In general, it was agreed that it’s good to have animal day care in the ordinance.

The number of animals shall be harmonious with the size of the building and lot size, per Mr. Myers’ recommendation. This would permit the ZHB to determine the number of animals allowed.

Discussion was held on Pet Boarding and Kennels. Mr. Harlacher suggested taking four categories and making them into two. *Use Pet Boarding, Kennels, Grooming, and Animal Day Care and reduce to two categories. Perhaps examine Animal Hospital and Veterinary Services as well.*

5. Art Gallery – after discussion, it was recommended to *strike Art Gallery* totally. No need to set it apart from another use. Will revisit this.

6. Asphalt/concrete plant - permitted by Special Exception in the Industrial Zone. In B, *remove or temporary* from the wording. In C & E, *change* Board of Supervisors to Zoning Hearing Board. *Remove F, lighting,* entirely.

7. Beverage Distributor - should also be permitted in the Commercial Zone. This should be covered by either retail and/or warehouse. *Remove the Beverage Distributor category entirely.*

Brewery - how about the permitted distance from other uses/zones? Should this be included under the tavern use? Is a brewery a manufacturing facility and should it be included in the Industrial Zone? Currently, manufacturing is only permitted in the Industrial Zone. *Add 'brewery'* to the uses permitted in the Industrial Zone. Distillery, same as brewery, *add* into examples of manufacturing.

July 12th PC Meeting:

1. Part 11 – Administration & Enactment (No Changes Recommended – Future Review & Comment) Review 2020 Comp Plan Future Land Use Map, 2013 Zoning Map, 2005 Zoning Map.

Mr. McLucas stated that they will be looking at logical areas to rezone and provided an overview of his preliminary. Regarding the 2005 map, the R2 and R3 zones were combined. His thoughts are that there are significant density changes between R1 and R3 vs. R3 and R4 and would like the Planning Commission to keep that in mind as they move forward. Currently, there is a Crossroad Village Overlay District. Part of the Comp Plan initiative was to reevaluate that to see if it should be removed. His recommendation is to rezone it to just a Village District because there are already Village standards. It was recommended in the past to have those areas rezoned to the underlying district, but doing so would create multiple non-conformities. Those areas include Admire and Biesecker, Clearview and Davidsburg, Salem Run and Pine Hill, Detters Mill and Harmony Grove Road. A discussion was held on the Crossroad Village Overlay and the Village Districts and whether the district regulations were the same. The difference came to the maximum height in the Crossroads Village Overlay of *two and a half stories not to exceed 35'* vs. 45' in the Village. Maximum lot coverage in the Crossroads Village Overlay is 60%, vs. 35% in the Village. The Crossroads Village Overlay includes, "*all uses shall have primary access from an arterial road and/or collector roadway,*" but the Village does not include that requirement. It was noted that any changes being made should follow the Comp Plan.

Members agreed they would have the consultant define Overlay, amend the Crossroad Village Overlay uses to include the underlying district uses, amend the Village District lot coverage to 60% for non-residential, and the maximum height requirements for Crossroad Village to 45' for non-residential uses.

It was stated that the future land use map shows a primary shift of the growth boundary that would rezone Trail Nurseries to Commercial along with the next phase of Dover Highlands, which is currently zoned R4, would also be rezoned to Commercial. After discussion members agreed to have the consultant rezone both properties in accordance with the Future Land Use Map.

Multiple parcels 24-000-27-0001.A0-00000 through 24-000-27-0006.00000 on Fox Run Road to Fox Meadow Drive are single-family homes that are non-conforming because it is currently zoned Commercial. It would make more sense to revert those parcels back to R3 and shift the Commercial District to the opposite side of Fox Run Road which would rezone Weigelstown Elementary School, parcel 24-000-JG-0072.A0-00000, and Friendship Community Church, parcel 24-000-KG-9157.A0-00000, to Commercial, essentially carrying over the Future Land Use Map with the current zoning update. It was stated that if the zoning is going to be changed then it should be modified to include public and private schools in the Commercial zone with consistent terminology.

After discussion, members agreed to have the consultant rezone the parcels as discussed and add public and private schools as a permitted use in a commercial zone.

Members agreed that no changes will be made to the Industrial district at this time.

It was questioned whether removing the R2 zone was a good decision and whether it should be revisited due to the significant density changes between the R1 and R3 zones. R2 was combined with R3 and after concerns from the public, perhaps it should have been combined with R1 to maintain the rural feel of the community. It was questioned why the Planned Residential District was done if we would want to rezone R3 parcels to R2 or R1 to limit the amount of multi-family properties in the township.

After discussion, Members agreed that no changes should be made to the residential zones at this time.

August 2nd PC Meeting:

1. *Billboards*: strike from Use Table, will be included with Sign Definitions
2. *Bus or Truck maintenance facility*: Striking Bus or Truck maintenance facility and the requirements. Amending the existing definition of Transportation Terminal/Trucking Facility. Adding “Accessory Maintenance Facilities shall follow the requirements of Vehicle Sales, Service, Repair and/or Body Shop” §27-663.
3. *Car Wash, Automatic/Car Wash, Self-Service*: Mark the section number with an asterisk to make necessary changes. Strike ~~and where the operation is performed by an attendant~~ in Car Wash, automatic definition. Combine as one Use on the chart.
4. *Catering, Facility, and event venue*: Strike ~~Event Venue~~ from the definition. Proposed definitions are agreed upon.
5. *College/University*: Strike ~~Commercial School~~ and ~~College/University~~. Change the Public, Commercial, and Private definition to include College/University. Use the standards associated with the proposed College/University definitions to the existing definitions for all School Uses. Change parking standards to use classroom size instead of per student.

August 24th Work Session Meeting:

1. *Cryptocurrency Mining*: Change to “Cryptocurrency Mining Factory” to include the word factory. Change standards to 1. Cryptocurrency mining facilities shall not be ~~reviewed as special except~~ if adjacent to a Residential Zoning District or Use (excluding roads and other ROWs) or within 500 75 feet ~~of~~ from a residential property boundary or a Residential Zoning District. ~~when they shall be reviewed as a special exception.~~ 2. ~~These facilities shall be required to develop or purchase sufficient new renewable energy to offset 100% of the electricity consumed by the cryptocurrency mining operation. To meet this condition, the cryptocurrency mining operation must be able to establish that~~

~~their actions will introduce new renewable energy onto the electrical grid beyond what would have been developed otherwise.~~ 3. Verification must be provided that all electronic waste generated at the cryptocurrency mining operation will be handled by a ~~DEQ-licensed~~ electronic waste recycling firm. *Change* the Use Chart to allow by Special Exception in Commercial, Business Park, and Industrial Zone. No changes to the definitions other than the title to include the word factory.

2. *Distillery*: *Change* the definition to “An establishment whose principal use is for distilling, bottling, and distributing alcoholic liquors.” ~~No products produced by the distillery shall be sold and/or consumed on the premise. See also “Micro-distillery.~~ *Change* the Use Chart to be allowed by Special Exception in Commercial, Business Park, and Industrial Zone. No changes to the Standards.
3. *Distribution Center*: The definition will remain. “Distribution Center” will be added to §27-664 to read Wholesale Establishment/Warehousing Establishment/Distribution Center using the same standards. Striking the standards for the Distribution Center. The Use Chart will remain as a permitted use in the Industrial zone only.
4. *Flex Space*: Striking Flex Space from the Standards, Use Chart and Definitions.
5. *Landscaping service center, retail, and Landscaping service center, wholesale*: Mr. McLucas will go through and will be revisited at a later date.
6. *Medical Marijuana Dispensary*: The medical marijuana dispensary definition shall remain the same. Will be allowed by Special Exception in Village, Commercial, Business Park, and Industrial. *Combine* the standards to Medical Marijuana Dispensary/Grower/Processor, strike 1. ~~The applicant shall demonstrate compliance with all facility regulations in §802 of the Medical Marijuana Act, as amended (Act 16, Pennsylvania Law 84, No.16).~~ and keep “The dispensary/grower/processor meeting the same land use requirements as other commercial facilities that are located in the underlying District.” *Add* standards from Greenhouse and Nurseries: All greenhouses and nurseries shall have vehicular access to an arterial or collector road as identified in the Dover Township Comprehensive Plan. Parking lots and loading areas shall be screened from adjoining residential properties existing at the time of development and/or residential zones. The display and sale of non-plant material shall be incidental to the nursery operation. The display area for these items shall not exceed 25% of the total gross display and sales area on the subject property and shall be set back at least thirty-five feet. The display, sale, or repair of motorized nursery or garden equipment shall not be permitted. All landscaping equipment and associated vehicles shall be screened in accordance with § 22-721 of the Dover Township Subdivision and Land Development

Ordinance [Chapter 22]. A buffer yard of fifty feet shall be provided when the lot is located adjacent to an existing residential use or residential zone.

7. *Medical Marijuana Grower/Processor*: The definition will read: The use of the premises by a natural person, corporation, partnership, association, trust, or other entity, or any combination thereof, holding a permit issued by the Commonwealth of Pennsylvania Department of Health, to grow and/or process medical marijuana into a further refined Agricultural product. Will be permitted in Agriculture, allowed by special exception in Conservation and Industrial zone. Add a column to the Use Chart for “notes” and add the note: “any existing agriculture use or existing approved greenhouse/nursery in operation regardless of zone.” *Combine* the standards to Medical Marijuana Dispensary/Grower/Processor, strike ~~1. The applicant shall demonstrate compliance with all facility regulations in §802 of the Medical Marijuana Act, as amended (Act 16, Pennsylvania Law 84, No.16).~~ and keep “The dispensary/grower/processor meeting the same land use requirements as other commercial facilities that are located in the underlying District.” *Add* standards from Greenhouse and Nurseries: All greenhouses and nurseries shall have vehicular access to an arterial or collector road as identified in the Dover Township Comprehensive Plan. Parking lots and loading areas shall be screened from adjoining residential properties existing at the time of development and/or residential zones. The display and sale of non-plant material shall be incidental to the nursery operation. The display area for these items shall not exceed 25% of the total gross display and sales area on the subject property and shall be set back at least thirty-five feet. The display, sale, or repair of motorized nursery or garden equipment shall not be permitted. All landscaping equipment and associated vehicles shall be screened in accordance with § 22-721 of the Dover Township Subdivision and Land Development Ordinance [Chapter 22]. A buffer yard of fifty feet shall be provided when the lot is located adjacent to an existing residential use or residential zone.

8. *Micro-brewery/brewpub*: The definition will remain, and the Tavern definition will be updated to read: “Tavern (bar, pub, sports bar, saloon, night-club, cocktail lounge, micro-brewery, micro-distillery) - An establishment which serves primarily alcoholic beverages for mostly on-premises consumption, and which is licensed by the Pennsylvania Liquor Control Board. *Combine* Tavern on the Use Chart with to read “Tavern/ Micro-brewery/Micro-distillery. The Standards will be removed and combined with Tavern.

9. *Micro-distillery*: The definition will remain, and the Tavern definition will be updated to read: “Tavern (bar, pub, sports bar, saloon, night-club, cocktail lounge, micro-brewery, micro-distillery) - An establishment which serves primarily alcoholic beverages for mostly on-premises consumption, and which is licensed by the Pennsylvania Liquor

Control Board. *Combine Tavern on the Use Chart with to read “Tavern/ Micro-brewery/Micro-distillery. The Standards will be removed and combined with Tavern.*

10. *Mineral Development:* The definition will read: “Mineral development is a broad land use classification that includes the operations for the procurement of minerals. ~~Mineral development does not include oil and gas facilities or related operations.~~” A discussion was held on whether this should be combined with “Quarries,” and it was decided that this topic would be discussed again when more of the members were present.

August 31st Work Session Meeting:

1. *Mineral Development: Revisited-* A discussion was held at the last meeting on whether this should be combined with “Quarry,” it was decided that this topic would be discussed again when more of the members were present. Further discussion was held at tonight’s meeting, and it was decided that Mineral Development, Natural Gas Compressor Station, Natural Gas Processing Plant, Quarry, and Shallow Resource Recovery will all be sent to a Geologist for a professional opinion. In addition, the definition of Quarry should read: *the searching for or removal of rock, soil, or mineral from the earth by excavating, stripping, mining, leveling, or any other process but exclusive of excavations or grading involved in the construction of a building. Also includes any processing operations in connection with the activities above. Permitted quarrying operations must comply with all current applicable Federal, State, and local regulations.*
2. *Nightclub:* Striking Nightclub in the definitions, use chart, and standards. Nightclubs will now be included in the Tavern definition, use chart, and standards. Modify the Tavern standards so the building shall not be located within 100’ of an existing residential property line for indoor only. Outdoor seating is a concern, members would like to see other townships’ (*i.e., Springettesbury*) regulations for guidance.
3. *Principal Solar Energy System (PSES):* Update the Use Chart to be permitted by Special Exception in the Industrial Zone only and remove all other zones. Gina Myers previously submitted a PSES sample ordinance from York County as a guidance that is currently under review with the Township Solicitor. The final draft will get advertised and public review will occur and will be able to comment at that time.
4. *Recycling Business:* Allowed by Special Exception in the Industrial Zone. Keeping the proposed standards and definition.

5. *Self-Storage Facility*: Striking Self-Storage Facility from the use chart, standards, and definitions. Keep the Mini-Storage Facility definition and standards but look at the standards for parking requirements for indoor vs. outdoor storage facilities when the parking regulations are reviewed. Add Mini-Storage Facility to the Use Chart permitted by Special Exception in the Commercial, Business Park, and Industrial Zones.
6. *Short-Term Rental*: Compare the definition to the final draft that was reviewed last year, Keep the proposed standards. Revisit whether to allow in SFD and/or Accessory Dwelling.
7. *Tavern/Microbrewery/Micro Distillery/Nightclub*: Also reviewed at the meeting held on August 24th, additions from tonight's meeting: adding Nightclub to this definition and standards. Modify the Tavern standards so the building shall not be located within 100' of an existing residential property line for indoor use only. Except for maybe increasing the 100' requirement if the neighboring property is a school, care facility, public building, library, house of worship, park, or playground. Outdoor seating is a concern, members would like to see other townships' (i.e., Springettsbury) regulations for guidance.
8. *Vineyard*: Striking Vineyard in the definitions, use chart, and standards. Vineyards will be included in the Agricultural Operation definition, use chart, and standards. Edit the definition of Agricultural Operation to include "such operation to include Orchards, Fruit Farms, Vineyards, etc...." Permitted in the Conservation Zone and the Agricultural Zone.
9. *Warehouse Establishment*: Included in with Warehouse Establishment/Wholesale Establishment/Distribution Center. The definition will remain for Distribution Center. §27-664 to read Wholesale Establishment/Warehousing Establishment/Distribution Center all using the same standards. The Use Chart will remain as a permitted use in the Industrial Zone only.
10. *Winery*: Need to Revisit, need to distinguish between someone who grows and someone who does not grow. Someone who grows will also be allowed in the Agricultural zone vs. someone who does not, they will only be permitted in Commercial, Business Park, and Industrial zones. The proposed definition of a Winery that grows: "An area devoted to the growing of grapes or other fruit and the process of fermenting the product into wine. Wineries shall also include the structures or areas provided for the tasting or sale of the wine so long as such areas are on the same site as the products grown." will be used.

September 6th Meeting

1. *Vineyard*: Striking Vineyard in the definitions, use chart, and standards. Vineyards will be included in the Agricultural Operation definition, use chart, and standards. Edit the definition of Agricultural Operation to include “such operation to include Orchards, Fruit Farms, Vineyards, etc....” Permitted in the Conservation Zone and the Agricultural Zone.
2. *Winery, vineyard*: The definition will read “An area devoted to the growing of grapes or other fruit and the process of fermenting the product into wine. Wineries shall also include the structures or areas provided for the tasting or sale of the wine so long as such areas are on the same site as where the products have grown.” Will be included in the Agricultural Operation definition, use chart, and standards. Edit the definition of Agricultural Operation to include “such operation to include Orchards, Fruit Farms, Vineyards, etc....”
3. *Winery ,retail*: The definition will read “a manufacturing facility or establishment engaged in processing fruit to produce wine or wine-like beverages. A retail winery provides for the retail sales of the wine at the location where it is produced. A winery may also include a tasting room and restaurant in conjunction with the use.” Will be permitted in the Commercial, Business Park, and Industrial Zones. Standards to follow ‘Tavern’.

October 4th Planning Commission Meeting

- i. Part 5 – Supplementary Regulations, draft provided for comments.
 1. §27-502.1.G- An accessory structure/building, standing apart from the principal structure, shall be permitted only in the side or rear yard area, with the exception that accessory buildings shall be permitted in the front yard area in the A and CV Districts and on corner lots in residential districts in accordance with applicable district setback requirements. (See § 27-503.C.(2)(c)). Apartments or other living quarters shall not be permitted in an accessory structure/building, except as provided for in § 27-603 in applicable districts.
 2. §27-502.1.G.2- No building permit shall be required for temporary accessory structures less than 100 *square* feet without a permanent foundation; such as, swing sets, play equipment, and the like, except swimming pools. See regulations within § 27-502.4, which apply to these structures.
 3. §27-502.4.A- For all residential districts, accessory buildings shall not exceed *16 feet in height*.

4. §27-503.C.5- Porches or patios, whether covered or not, shall be considered part of the main building and shall not project into any front or side building setback area. Uncovered porches, decks, patios, or awnings, attached to the principal structure, may be located not closer than ten feet to a rear property line. Covered or enclosed porches, patios, & decks shall adhere to principal building setbacks.

Note: Possibly add additional language to note that “Substructures cannot become habitual living space”.

5. §27-503.7.E- A dumpster shall not be permitted on any occupied residential property for longer than 60 days. A dumpster shall not be placed within any road right-of-way in any zone unless written authorization from the Township is obtained due to the individual lot size, grade, or other justified constraint. A dumpster located in the front yard area in a zone other than residential shall be fully screened from view.
6. Remove §27-511. Drainage Upon Streets
7. Remove §27-512. Obstruction to Drainage Prohibited

ii. *Part 7 – Off-Street Parking & Loading (Future Review & Comment)*

1. §27-703.1- Schedule of required Parking Spaces, Residential: 2 spaces/dwelling unit, not including garage, Farmers Market: 100 square feet of floor sales area, whether indoor or outdoor, Medical Care Clinic or Facility: Employee plus 1 space per 300 sq. ft. of net floor area, Mini Storage/Self Storage Facility: 5 storage bays, plus 1 per employee. For a wholly enclosed self-storage facility, 1 space per 2,500 sq. ft. of gross floor area, Retail Store or Shop: 300 sq. ft. of floor area for public use plus one per employee on the two largest shifts, Shopping Center or Mall: 360 sq. ft. of gross leasable floor area, Vehicle Repair, Service/Gasoline Station: 1:2 service bay (i.e., 2 spaces per bay, not to include parking inside the bay itself.) plus 1 for each employee or 1 for every 300 sq. ft. of gross floor area, whichever is greater,
2. §27-704.2.B(2)- To encourage joint use of facilities on separate properties in areas of contiguous commercial development fronting on an urban principal arterial, a parking reduction of 20% may be granted to those uses which demonstrate safe and convenient walking distances between uses and meet the criteria in §27-704.B(1)
3. §24-710.3- Tractor and/or trailers; construction equipment, including but not limited to backhoes, dump trucks over 20,000 GVW, cranes, forklifts; and school buses, with the exception of vans, shall not be parked or stored in residential districts, except for local delivery.

iii. *Part 8 – Signs*

1. Pull the Sign Variances for the last 5-10 years to see what was approved and denied.
2. Incorporate more specific definitions and diagrams from Warrington Township's Ordinance.
3. Illumination to include no flashing lights, no neon stripes, no chasers, and no blue or red lights.
4. Separate business logos and attached sign definitions.
5. The distance from the street should calculate signage size.

October 18th Planning Session Meeting

- a. Draft Joint Zoning Update: Part 8 -Signs, a draft proposal ordinance was provided for review and comments.

The discussion conclusion was to keep the proposed draft with the following changes:

1. Definition of Sign will remain the same: Any object, device, display or structure or part thereof which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.
2. Definitions "This term shall not include" letter D- change to read: outdoor signs intended for use within a property, such as menu signs for fast-food restaurant drive-through lanes, and directional signs.
3. Definitions listed under "This term shall not include" letter H- change to read: decorative seasonal and holiday banners. removing ~~on residential properties; and~~
4. §27-801.1.(D)- Two-Sided Signs- ~~With the exception of a variable message sign,~~ In computing the total permitted square foot area of a double-faced sign, only one side shall be considered, provided both faces are ~~identical and~~ parallel and not more than 12" apart. Otherwise, all sides shall be considered in calculating the total permitted square foot area. Also, look at York Township's Sign Ordinance for comparison.
5. §27-801.1.(E).2- For all uses, no sign exceeding 32 square feet in area may be located within 75 feet of a property line of a residential use ~~zone~~.
6. §27-801.1.(F) Illumination of Signs- Add language to include reducing illumination at night.
7. §27-803- ~~Permitted~~ Temporary Signs Requiring a Permit
8. §27-804- ~~Permitted~~ Permanent Signs Requiring a Permit

9. Permanent Freestanding Signs- *Keep proposed*. Permanent freestanding signs indicating the name and nature of a business on the same lot therewith, subject to the following:
- a. Number. One such sign for each lot, except on (a) corner lots where a freestanding sign may be erected on each street frontage, and (b) on a lot having a frontage which exceeds the minimum requirement of that district, additional permanent freestanding signs for each 100 feet of excess frontage, but no single business shall be permitted more than one such sign on any one lot or contiguous lots.
 - b. Height. Such signs shall not exceed a height of 15 feet. Properties abutting arterial roads as classified in the Dover Township Comprehensive Plan shall not exceed a height of 18 feet.
 - c. Area. Maximum area for a freestanding sign is 50 square feet. Properties abutting arterial roads as classified in the Dover Township Comprehensive plan shall not exceed 80 square feet.
 - d. Setback. All signs shall be setback in accordance with the setbacks contained in Section 801

Add language to reduce brightness at night.

10. Wall Signs over 32 square feet should not be internally illuminated.

Maximum wall sign should not exceed 5% of the size of the building's wall.

The total shall not exceed 240 square feet or 5% of the face of the building parallel to the road frontage, whichever is greater. In the case of a double-frontage lot, the maximum would be based on the largest face that would be parallel with the road frontage.

Wall signs should be included in the aggregate totals.

11. Aggregate totals shall not exceed 240 square feet or 5% per building face. For multiple uses within a singular building, the frontage shall be calculated not more than 5% of each individual use.

12. §27-806.3- Digital display signs must maintain their images for a minimum of 10-15 seconds. ~~The sign shall be static between midnight and 5:00 a.m.~~

Mr. McLucas will do research on the illumination/dimming of the signs. It was mentioned to look at York Township and other municipalities for guidance.

Motion by Love, seconded by Miller, to forward the proposed working draft of the Zoning Ordinance update to the Board of Supervisors for consideration, along with the Planning Commission. All members voted aye; motion carried.

Planning Session Meeting Minutes November 15th, 2023

I. Ordinances- Draft Joint Zoning Update

Mr. McLucas stated that an updated copy of the draft Joint Zoning Update proposal showing the edits that have been made has been handed out before tonight’s meeting for comments and review.

The conclusion of the discussions held was to keep the proposed draft with the following changes:

Part 1 – Title, Purpose, Community Development Objectives

Members agreed to forward Part 1- Title, Purpose, and Community Development Objectives to the Board of Supervisors for consideration with no changes being made.

Part 2 – Definitions

1. It was suggested to change the wording regarding the 35% of the existing gross floor area in §27-202. Terms Defined, Land Development, Page 18, B, 4, to read:
“Expansion of an existing principal structure; up to 35% of the existing gross floor area of the building as it existed on the date of this amendment or any subsequent approved land development plan(s) or to a cumulative total gross floor area of 20,000 square feet, whichever is the lesser.”
2. Page 9, ~~strike the definition of Common open space—a parcel or parcels of land or an area of water, or a combination of land and water within a development site and designed and intended for the use or enjoyment of residents of a development, not including streets, off-street parking areas, and areas set aside for public facilities.~~ And leave the definition but change the name of Open Space to *“Open Space, common- any parcel or area of land or water essentially unimproved and set aside, dedicated, or designated for public or private use of enjoyment of owners, occupants, and their guests of land adjoining or neighboring such open space.”*
3. Page 5, Definition of Brewery will be *“A manufacturing operation involved in the making, bottling, and distribution of beer.”*
4. Page 11, Definition of Distillery will be *“A manufacturing establishment whose principal use is for distilling, bottling, and distributing alcoholic liquors.”*
5. Page 20, Definition of Manufacturing change to read *“Uses that involve the primary production or refining of commodities from raw materials. Such uses shall include a Distillery and brewery as defined by this part.”*

Part 3 – Zoning Districts, Map, Boundaries

Members agreed to forward Part 3- Zoning Districts, Map, Boundaries to the Board of Supervisors for consideration with the following changes being made:

1. § 27-301. Establishment of Districts, change CVO (Crossroad Village Overlay District) to *CRV. CRV needs to be defined.*
2. Striking ~~SRR Shallow Resource Recovery Overlay~~
3. Future Land Use Map to include the following revisions: The section that includes Trail Nurseries will be rezoned to Commercial, the area of the next phase in Dover Highlands will be zoned as Commercial, and an area off Fox Run Road and Alta Vista that includes Weigelstown Elementary School and Friendship Community Church will also be zoned Commercial. The residential homes along Fox Run will

be zoned to R3. Schools will be allowed in the Commercial Zone to not create any non-conformities on the Use Chart.

4. Correct the Village Square area to not include the agriculture zone knockout.

Part 4 – District Regulations (*Use Chart*)

1. ~~Strike Winery~~ from Tavern on the Use Chart, leave on Use Chart as a separate use: “*Winery, retail*” and “*Winery, vineyard.*”
2. Add Brewery to “*Distillery/Brewery*” on the use Chart as Special Exception in Commercial, Business Park, and Industrial.

Part 5 – Supplementary Regulations

Members agreed to forward Part 5- Supplementary Regulations to the Board of Supervisors for consideration with the following changes being made:

1. §27-502.1. G Accessory Structures, change the wording to read: “*An accessory structure/building, standing apart from the principal structure, shall be permitted only in the side or rear yard area with the exception that accessory buildings shall be permitted in the front yard area in the A and CV Districts and on corner lots in residential districts in accordance with applicable district setback requirements. (See §27-503. C.(2)(c)). Apartments or other living quarters shall not be permitted in an accessory structure/building, except as provided for in Part 6 in applicable districts.*”

Part 6 – Specific Standards for Uses

1. §27-613-(pg.15) Catering Facility strike number 2. ~~The site shall have direct vehicular access from an arterial or collector street.~~
2. §27-621-(pg. 19) ~~Strike- Convalescent/Nursing Home/Large Personal Care Facility~~
3. §27-618-(pg. 17) Conservation-Based Design- ~~change~~ section number in item 2. Environmentally Sensitive Areas. All subdivision and or land development plans containing environmentally sensitive features as identified on the ESA Overlay District development in accordance with §27-413 and ~~§27-621~~ §27-623. “*All plans shall conform to the Environmental Overlay District regulations and map and all other applicable township regulatory ordinances.*” After discussion, it was noted that it is now required for the developer to note on the Land Development plan what the 20% of Open Space will be intended for and who will be responsible for the upkeep of the open space.
4. §27-611-(pg. 9) Campground or Recreational Vehicle Park ~~add~~ a clause to the standards similar to the Special Event Venue standards to state “*Shall be permitted within any active agricultural use and must have been in agricultural use for at least two years before the filing of the application regardless of the zoning district.*”
5. §27-622 Distillery ~~strike Distillery~~ in the standards, ~~create~~ standards for Manufacturing to also include Distillery/Brewery. The definition for Manufacturing will read “*Uses that involve the primary production or refining of commodities from raw materials. Such uses shall include a Distillery and brewery as defined by this part.*” as noted above. Change Distillery to *Distillery/Brewery* on use Chart.

6. §27-643 Mineral Development- Mr. McLucas reported that the Geologist stated the definitions are good, but standards are still being reviewed.
7. Section numbers need to be updated throughout the zoning ordinance to reference the correct section numbers.

Part 7 – Off-Street Parking & Loading

Members agreed to forward Part 7- Off-Street Parking & Loading to the Board of Supervisors for consideration with changes/corrections from prior meetings made.

Part 8 – Signs

Members agreed to forward Part 8- Signs to the Board of Supervisors for consideration with changes/corrections from prior meetings made.

Part 9 – Nonconformities

Members agreed to forward Part 9- Nonconformities to the Board of Supervisors for consideration with no changes being made.

Part 10 – Zoning Hearing Board

Members agreed to forward Part 10- Zoning Hearing Board to the Board of Supervisors for consideration with no changes being made.

Part 11 – Administration & Enactment

Members agreed to forward Part 11- Administration & Enactment to the Board of Supervisors for consideration with changes/corrections made as listed above in Part 3- Zoning Districts, Map, Boundaries.

Part 12 – Wireless Communication Facilities

Members agreed to forward Part 12- Wireless Communication Facilities to the Board of Supervisors for consideration with no changes being made.

Part 13 – Planned Residential Development

Members agreed to forward Part 13- Planned Residential Development to the Board of Supervisors for consideration with no changes being made.

It was noted that Part 2-Definitions, Part 4- District Regulations (Use Chart), and Part 6-Specific Standards of Uses discussions will be continued at the next meeting.

Motion by Harlacher, second by Hoffman for the Board of Supervisors to look favorably upon Parts 1, 3, 5, 7, 8, 9, 10, 11, 12, and 13 of the Draft Joint Zoning Update as edited and modified at tonight's meeting.

Chairman Hoffman asked that any comments or concerns from the Board of Supervisors on the presented Draft Joint Zoning update be brought back to the Planning Commission for discussion.

Planning Commission Meeting Minutes- December 6th, 2023

Ordinances- Draft Joint Zoning Update: Part 2 -Definitions of Terms, Part 4-District Regulations, and Part 6-Specific Standards for Uses.

Mr. McLucas stated that he gave each member a draft copy of the Board of Supervisors minutes from their November 11th meeting regarding their Zoning update discussion and gave a brief recap of the discussion that was held by the Board of Supervisors regarding the proposed Solar Ordinance.

The conclusion of the discussions held was to keep the proposed draft with the following changes:

1. Brewery/Distillery- Planning Commission members agreed with what is proposed in the Definitions. *Change* the Use Chart, to permitted by right in the Industrial zone only, to keep it consistent with Manufacturing.
2. Manufacturing- Create standards for Manufacturing and use standards from the Wholesale/Warehousing/Distribution Center as follows: *1) Access shall be via an arterial or collector road as identified in the Dover Township Comprehensive Plan. 2) Buffer yards and screening shall be provided as necessary to adequately protect neighboring properties. A buffer yard at least 50 feet wide must be provided on the site in all instances where the site adjoins a residential use or district. The buffer yard shall be naturally landscaped, have no impervious cover and shall not be used for building, parking, loading or storage purposes. Screening shall be provided for the length of the buffer yard in accordance with § 22-721 of the Subdivision and Land Development Ordinance [Chapter 22]. 3) ~~No outdoor storage of commodities is permitted.~~ Striking standard 3) ~~No outdoor storage of commodities is permitted.~~ In both Manufacturing and Wholesale/Warehousing/Distribution Center standards.*
3. Mineral Development- This has been sent to the Geologist for review, and they commented that what is being proposed looks good with some minor edits.
4. Group Home- *Change* on Use Chart to permitted by right in all zones, except for Commercial, Business Park, and Industrial to follow the Federal Fair Housing Act Guidelines.
5. Natural Gas- Compressor Station- *Change* on Use Chart to Special Exception in all zones. Standards will remain the same.
6. Park, Public & Non-Profit- *Delete* from Use Chart, keep Public/Semi-public facilities and it's uses.
7. Personal Service Shop- *Permitted* by right in the Crossroad Village, Village, Commercial, and Industrial zones, following the same guidelines as Retail Sales and Services. Definition to remain and read as follows: *“shall include barber and beauty shops, radio and television repair, repair shops for home appliances and tools,*

bicycles, guns, locks, shoes, and watches, tailor and dressmaking shops, laundry and dry cleaning establishments, photographer's studio, or any other similar establishment providing personalized service to customers.”

8. Drive-Thru- *Add a specific standard for drive-thru as an Accessory Use. Create standards based on menu boards, lighting, noise, screening, access, parking, stacking lanes and traffic flow. Referencing restaurant and bank standards. Add a definition for drive-thru.*
9. Restaurant, drive-thru- *Remove from Use Chart.*
10. Retail Sales and Services (with drive-thru)- *Remove from Use Chart.*
11. Short term rental- *Strike for now, will be addressed at a later date.*
12. Special Event Venue- *Added note in standards to allow on existing Ag uses.*
13. Tavern/Micro-brewery/Micro-distillery/Nightclub- *Strike Winery from this group. Standards to read: 1. The facility shall be licensed in accordance with the requirements of the Commonwealth and any other applicable permitting and regulatory agencies. 2. Setbacks: a) The building entry shall not be located closer than 100 feet from a property line of a residential use, nor 150 feet from a property line of an existing house of worship, school, care facility, public building, library, park or playground. b) Outdoor seating area(s) shall not be located closer than 100 feet from any property line of a residential use within a residential zone. c) Outdoor seating area(s) shall not be located closer than 50 feet from any property line of a residential use in a non-residential zone. Vegetative screening and a noise barrier, such as a privacy fence, shall be provided. d) No outdoor entertainment or music is permitted within 150' of a property line of a residential use. e) Outdoor seating areas along arterial roads may be located within the front setback area provided they are not closer than 35 feet from the street right of way. Protective barriers shall be installed for any seating area located in front of a building. f) Buffer yards and screens shall be designed in accordance with the Dover Township Subdivision and Land Development Ordinance. 3. No new customers shall be seated at an outdoor seating area after 10:00 p.m.*
14. Theater- *Updated definition for Retail services to read: “Retail services - establishments providing services or entertainment, as opposed to products, to the general public for personal or household use, including eating and drinking places, finance, real estate and insurance, theaters for motion pictures or theatrical productions such as plays or musicals, amusement and recreation services, health, educational, and social services, museums, and galleries but not including commercial recreational facilities.”*
15. Vehicle Sales, Service, Repair and/or Body Shop- *Updated standards to: “Minimum lot area for vehicle sales shall be 1.5 acres”*

16. Wind and energy-related uses- *Change the Use Chart*, allowed by Special Exception in Conservation and Agriculture zones only. *Remove* Solar Farms from this definition. Principal Solar Energy Systems (PSES) has separate standards and definitions.

Motion by Harlacher, second by Brigham, to forward the proposed Part 2 -Definitions of Terms, Part 4-District Regulations, and Part 6-Specific Standards for Uses of the Draft Zoning Update along with all associated edits & discussions to the Board of Supervisors for consideration. All members voted aye; motion carried.

DRAFT