MONROE TOWNSHIP

CUMBERLAND COUNTY, PENNSYLVANIA

ORDINANCE NO. 2010-01

AN ORDINANCE AMENDING, CHANGING, AND MODIFYING THE MONROE TOWNSHIP ZONING ORDINANCE BY PROVIDING FOR AND ESTABLISHING REGULATIONS AS FOLLOWS: TABLE OF CONTENTS; ARTICLE 1 - DEFINITIONS; ARTICLE 2 - CONSERVATION ZONE (C); AGRICULTURAL ZONE (A); SUBURBAN RESIDENTIAL ZONE (R-1); VILLAGE ZONE (V); NEIGHBORHOOD COMMERCIAL ZONE; ARTICLE 3 – GENERAL PROVISIONS; ARTICLE 4 – SPECIFIC CRITERIA; ARTICLE 5 NONCONFORMITIES; ARTICLE 7 – ADMINISTRATION ; ZONING MAP; AND APPENDIX.

**WHEREAS**, the Board of Supervisors of Monroe Township has decided after a public hearing held on July 22, 2010, to make certain amendments, changes, and modifications to the Monroe Township Zoning Ordinance; and

**WHEREAS**, the Board of Supervisors of Monroe Township feels that said amendments, changes, and modifications are in the best interest of the Township; and

**WHEREAS**, this Ordinance and the objections leading to its enactment are authorized by "The Second Class Township Code", Act of may 1, 1933, P.L. 103, No. 69, reenacted and amended November 6, 1996, P/L. 350, No. 60 (53 P.S. Section 65101, et seq.); and by the "Pennsylvania Municipalities Planning Code", Act of July 31, 1968, P.L. 805, as reenacted January 21, 1988, P.L. 1329, No. 170, and as further amended (53 P.S. Section 10101, et seq.); it is therefore enacted and ordained by the Board of Supervisors of Monroe Township, Cumberland County, Pennsylvania, as follows:

**SECTION 1**: The Monroe Township Zoning Ordinance shall be amended, changed, and modified as follows:

(The page numbers cited in this Ordinance are the page numbers in the current Zoning Ordinance. The proposed zoning ordinance changes listed below will entail changes in the page numbering throughout the zoning ordinance.)

ARTICLE 1, BACKGROUND PROVISIONS

SECTION 112, DEFINITIONS, Pages 8, 12, 17, 18, 21, & 29:

BUFFER ZONE - a required area open to the sky in which construction of any structure or the disturbance of natural land is prohibited. The tilling of soil for agricultural purposes is not to be considered a disturbance of land in this regard.

DRIVEWAY – an improved cartway designed and constructed to provide vehicular movement between public and private road and a tract of land serving one single-family dwelling unit or farm, or shared between two single-family dwellings.

IMPERVIOUS SURFACE – any material that covers the natural land's surface which differs from the surface's natural material, including but not limited to buildings, stone, and semi-impervious surfaces, pavement, and porous pavements.

LOT COVERAGE – expressed as a percentage of lot which is covered with impervious surfaces, including buildings, driveways, parking areas, sidewalks or any other "non-green" cover, including semi-impervious or porous pavement materials.

NONCONFORMING LOT – a lot, the area or dimension of which was lawful prior to the adoption or amendment of a zoning ordinance, but which fails to conform to the requirements of the Zone in which it is located by reason of such adoption or amendment. Lots created through the Conditional Use approval process shall not be considered nonconforming lots.

UNENCLOSED STORAGE – storage outside of a fully enclosed free standing building containing walls and a roof. Storage under or within fabric carports or canopies, vehicle covers, tarps, or buildings whose walls are not fully opaque shall constitute unenclosed storage.

WECS UNIT (WIND ENERGY CONSERVATION SYSTEM) – any small wind energy system comprised of a device which converts wind energy to mechanical or electrical energy and shall include blade, hubs to which blades are attached, and any device, such as a tower, used to support to hub, rotary blades, etc., or any combination thereof, which has a total electrical generating capacity of 25 kilowatts or less.

WIND ENERGY FACILITIES – an electric generating facility, whose main purpose is to supply electricity, consisting of one or more wind turbines and other accessory structures and buildings, including substations, meteorological towers, electrical infrastructure, transmission lines and other appurtenant structures and facilities, excluding small wind energy systems meeting the definition of a WECS unit.

ARTICLE 2, ZONING REGULATIONS

SECTIONS 200.4, 201.4, 220.4

- Add new subsection for "Wind Energy Facilities (See Section 459)"

SECTION 200.3, CONSERVATION ZONE, Page 31:

- Add new Section 200.3: "Reserved for Future Use"

SECTION 200.5, CONSERVATION ZONE DESIGN REQUIREMENTS, Page 32:

- Revise Minimum Rear Yard Setback for Accessory Structure to 10 feet

SECTION 200.6, CONSERVATION ZONE WOODLAND PRESERVATION REQUIREMENTS, Page 33:

- Revise initial paragraph as follows: "Woodland Preservation Requirements – Wooded areas existing as of the effective date of this Ordinance containing steep slopes in excess of 15% or greater shall not be removed or clear cut. Limited tree removal shall be permitted for the construction of improvements permitted under issuance of a valid zoning permit or depicted on an approved Subdivision or Land Development Plan. Only those areas necessary for the construction of buildings, structures, roads, stormwater management facilities, and performance of grading and other work authorized under the permit shall be cleared of existing woodland. Dead or diseased trees may be removed in any area within the Conservation Zone."

SECTION 200.7, CONSERVATION ZONE REQUIREMENTS, Page 33:

- Revise Subsection 7 as follows: "Permit Requirements – In addition to the requirements for permit applications set forth in Section 701.2, zoning permit applications within the Conservation Zone that proposed tree removal in excess of 1,000 square feet shall contain a scaled plan prepared by a professional surveyor illustrating the following:

    1. Existing topographic contours at 5' intervals (minimum) and spot elevations at critical locations;
    2. Steep slope areas in excess of 15%;
    3. Location of existing tree masses or existing woodlines;
    4. Location of all trees to be removed with a minimum trunk caliper of 4" or greater;
    5. Proposed grading and spot elevations;
    6. Limit of proposed tree removal with dimensions from existing features to readily locate such line in the field;
    7. Calculations illustrating conformance with Section 200.6.3;
    8. Plans, sections and details of any proposed retaining wall over four (4') feet in height, signed and sealed by a professional engineer."

SECTION 201.2, AGRICULTURAL ZONE PERMITTED USES, Page 34:

- Revise Subsection 8 as follows: "Retail sale of agricultural, nursery and garden materials, and operation of landscape contracting and landscape maintenance business subject to the following requirements:

  A. Minimum lot size – 3 acres;
  B. All uses shall be located within 1,500 feet of an arterial or collector road as measured along public rights-of-way;
  C. All outdoor display areas shall be setback at least twenty-five feet (25') from the street right-of-way line;
  D. All outdoor storage areas shall be setback at least ten feet (10') from adjoining property lines and located in the side or rear yard;
  E. All parking, loading and storage areas shall be screened from adjoining residential properties in accordance with Section 321.5;
  F. The display and sale of items not grown on the property or directly adjacent properties, and nursery, garden or agricultural equipment, shall be incidental to the nursery and agricultural operations;
  G. One flat wall or wall projecting attached sign may be permitted advertising the business. Such sign shall not exceed six (6) square feet in size;"

- Renumber Subsection 9 to new Subsection 12

- Add new Subsection 9: "Family Day-Care Facilities;"

- Add new Subsection 10: "Churches and related uses, subject to the standards listed in Section 412.1.1- 412.1.4;"

- Add new Subsection 11: "Non-Profit Historical Fair Grounds, including accessory activities for fundraising purposes, and Equine Tack Shops, subject to the requirements set forth in Sections 201.2.8A and B;"

SECTION 201.3, AGRICULTURAL ZONE, Page 37:

- Add new Section 201.3: "Reserved for Future Use"

SECTION 201.4, AGRICULTURAL ZONE CONDITIONAL USE, Page 37:

- Revise Subsection 201.4.13 as follows: "Group Day-Care facilities (See Section 426)."

SECTION 201.5, AGRICULTURE ZONE AREA AND DESIGN REQUIREMENTS, Page 38:

- Revise all distances under the "Minimum Required Lot Depth" column with the following text : "As required to meet Minimum Lot Area Requirements"

SECTION 202.2, SUBURBAN RESIDENTIAL (R-1) ZONE PERMITTED USES, Page 41:

- Renumber Subsection 8 to new Subsection 9

- Revise Subsection 7 as follows: "Accessory uses customarily incidental to above permitted uses;"

- Add new Subsection 8: "Family Day-Care facilities;"

SECTION 202.3, SUBURBAN RESIDENTIAL (R-1) ZONE, Page 41:

- Add new Section 202.3: "Reserved for Future Use"

SECTION 202.4, SUBURBAN RESIDENTIAL (R-1) ZONE, Page 41:

- Revise Subsection 1 as follows: "Cluster developments (See Section 413);"

SECTION 202.6, SUBURBAN RESIDENTIAL (R-1) ZONE ACCESORY USES, Page 42:

- Revise Subsection 2 as follows:

  Minimum setback requirements:

  1. Front Yard – Not permitted in required front yard;
  2. Side Yards – Three (3') feet on each side (6 feet total); and,
  3. Rear Yard – Three (3') feet.

SECTION 203.3, VILLAGE ZONE, Page 42:

- Add new Section 203.3: "Reserved for Future Use"

SECTION 210.18, NEIGHBORHOOD COMMERCIAL ZONE, Page 64:

- Add new Section 210.18: "Structures constructed within the Neighborhood Commercial Zone shall comply with the Traditional Design Guidelines found in Appendix A and specific items as follows:

  1. Siding and Masonry – Color of the basic wall cladding shall be a neutral or muted color, not a bright primary color. Bright colors shall be reserved for trim and other accent elements;
  2. Window Frame Construction – A full-length storefront with traditional surrounds between and below the display windows shall be required. Display window shall be no more than two-thirds the height of the first floor story, and shall be clearly separated from each other by solid surrounds, not one continuous facade of glass;
  3. Door Types – Doors shall be provided with large mutton-less windows forming their top halves;
  4. Outbuildings – Outer cladding, whether synthetic or natural, shall resemble traditional cladding materials such as wood, brick, stone, or square-cut logs;
  5. Community Layout – The façade of an individual building shall face the road and parking be provided in the rear or side of the structure;
  6. Signage – Signs shall be solid and externally lit."

ARTICLE 3, <u>GENERAL PROVISIONS</u>

SECTION 301.3, ATHLETIC COURT REQUIREMENTS, Page 72:

- Revise second sentence as follows: "All Recreation Courts, Rinks and other Athletic Facilities and all facilities, excluding fences, shall be set back at least twenty (20') feet from any adjoining lot lines. Where such facility is located closer than fifty (50') to adjoining properties, a permanent fence at least six (6') feet in height shall be required along each side facing the adjacent property."

SECTION 301.5, ALTERNATIVE ENERGY SOURCES, Page 73:

- Add last sentence to paragraph as follows: "Wind Energy Facilities shall be permitted by conditional use in the (C), (A) and (I) Zones subject to the requirements of Section 459"

SECTION 303.2, ACCESSORY STRUCTURE SETBACK MODIFICATIONS, Page 78:

- Add Subsection 5: "Where the proposed structure does not contain a permanent foundation and is less than 200 square feet in floor area, as in the case of a movable shed, pavilion, gazebo or other temporary facility, or a permanent structure that is at least 75% open on at least three sides, the required side and rear yard setbacks may be reduced by fifty (50') percent of the required distance, except in the (R-1) Zone"

SECTION 303.3, SETBACK REDUCTIONS IN THE AGRICULTURAL ZONE, Page 78:

- Revise introductory paragraph as follows: "For all properties in the Agricultural (A) Zone created prior to the enactment of this Ordinance containing less than the minimum lot area prescribed in Section 201.5, the required setbacks may be reduced to the setbacks in effect at the time of lot creation, however no less than the following:

    1. Front Yard – Thirty (30) Feet
    2. Rear Yard – Thirty (30) Feet
    3. Side Yard – Ten (10) Feet
    4. Side and Rear Yards (Accessory Structures) – 5 Feet"

SECTION 308, DRIVEWAY REQUIREMENTS, Page 80:

- Revise introductory paragraph as follows: "Driveways shall include existing and proposed private drives serving individual farms and single-family dwellings, as well as shared driveway serving two single-family dwellings. Driveways shall meet the following standards:"

SECTION 321, OUTDOOR STORAGE AND DISPLAY REQUIREMENTS, Page 108:

- Add Subsection 5:
  "Screening of Non-Residential Uses:
  All non-residential uses and activities shall be adequately screened from adjacent residential properties in accordance with Section 618.5 of the Monroe Township Subdivision and Land Development Ordnance to prevent negative impacts on adjacent properties. All landscape and screening treatments shall be properly maintained."

SECTION 324, BUFFER ZONES, Page 108:

- Revise Section 324 as follows:

"Buffer Zones:

324.1 For all new uses proposed after the effective date of this Ordinance, a buffer yard of the following dimensions shall be provided between the proposed use and the entity listed below:

| | |
|---|---|
| 1. Yellow Breeches Creek: | 300 feet (from Top of Bank); |
| 2. Interstate Highways: | 200 feet (from Highway Centerline); |
| 3. Geological Heritage Sites: | 200 feet; |
| 4. White Rock Trail | 150 feet (from Trail Centerline); |
| 5. Appalachian Trail | 150 feet (from center of National Park Service lands); |

324.2 On any lot containing an existing single family dwelling use as of the adoption date of this Ordinance, the following shall be permitted within the designated buffer zones:

1. Erection of one enclosed accessory structure not to exceed 500 square feet of floor area and 15' maximum structure height, subject to the setback requirements of the underlying zone.

2. Fences, alternative energy and WECS systems, and residential driveways.

324.3 For all new uses proposed after the effective date of this Ordinance, a buffer yard of 100 feet shall be established from the boundary of the Village Zone, subject the following exceptions:

1. New single family dwellings and permanent accessory structures meeting the architectural criteria set forth in Section 204.9;
2. Structures and uses accessory to existing single family dwellings, subject to the restrictions of Section 230.2.3.F.

ARTICLE 4, <u>SPECIFIC CRITERIA</u>

SECTION 413, CLUSTER DEVELOPMENTS, Page 126:

- Revise Subsection 413.2.4 (A): "Agricultural (A) Zone: the maximum permitted residential density is three-quarters (3/4) of a unit per net acre of the site, including common open space. The maximum permitted density of a cluster development shall be subject to a ten percent (10%) density bonus for applicants who integrate more than 66% of the prime agricultural lands onsite within the common open space, or locate the required open space adjacent to the lands of the National Park Service (NPS) containing the Appalachian Trail. For parcels that directly abut a property protected by Agricultural Security, or lands of the NPS,

the ten percent (10%) density bonus will only be awarded if common open space lands are fully contiguous with the Agricultural Security areas or NPS lands."

SECTION 459, WIND ENERGY FACILITIES, Page 170:

- Add Section 459: WIND ENERGY FACILITIES

459.1 Within the (C), (A) and (I) Zones, Wind Energy Facilities are permitted by Conditional Use, subject to the following criteria:

459.2 The purpose of the Ordinance is to provide for the construction and operation of Wind Energy Facilities in Monroe Township subject to reasonable conditions that will protect the public health, safety and welfare.

459.3 DEFINITIONS

1. "Applicant" is the person or entity filing an application under this Ordinance.

2. "Facility Owner" means the entity or entities having an equity interest in the Wind Energy Facility, including their respective successors and assigns.

3. "Operator" means the entity responsible for the day-to-day operation and maintenance of the Wind Energy Facility.

4. "Hub Height" means the distance measured from the surface of the tower foundation to the height of the Wind Turbine hub, to which the blade is attached.

5. "Occupied Building" means a residence, school, hospital, church, public library or other building used for public gathering that is occupied or in use when the permit application is submitted.

6. "Turbine Height" means the distance measured from the surface of the tower foundation to the highest point of the turbine rotor plane.

7. "Wind Turbine" means a wind energy conversion system that converts wind energy into electricity through the use of a wind turbine generator, and includes the nacelle, rotor, tower, and pad transformer, if any.

8. "Non-Participating Landowner" means any landowner except those on whose property all or a portion of a Wind Energy Facility is located pursuant to an agreement with the Facility Owner or Operator.

## 459.4 PERMIT REQUIREMENTS

1. No Wind Energy Facility, or addition of a Wind Turbine to an existing Wind Energy Facility, shall be constructed or located within Monroe Township unless a permit has been issued to the Facility Owner or Operator approving construction of the facility under this Ordinance.

2. Any physical modification to an existing and permitted Wind Energy Facility that materially alters the size, type and number of Wind Turbines or other equipment shall require a permit modification under this Ordinance. Like-kind replacements shall not require a permit modification.

## 459.5 CONDITIONAL USE APPLICATION

1. The conditional use application shall demonstrate that the proposed Wind Energy Facility will comply with this Ordinance.

2. Among other things, the application shall contain the following:

   A. A narrative describing the proposed Wind Energy Facility, including an overview of the project; the project location; the approximate generating capacity of the Wind Energy Facility; the approximate number, representative types and height or range of heights of Wind Turbines to be constructed, including their generating capacity, dimensions and respective manufacturers, and a description of ancillary facilities.

   B. An affidavit or similar evidence of agreement between the property owner and the Facility Owner or Operator demonstrating that the Facility Owner or Operator has the permission of the property owner to apply for necessary permits for construction and operation of the Wind Energy Facility.

   C. Identification of the properties on which the proposed Wind Energy Facility will be located, and the properties adjacent to where the Wind Energy Facility will be located.

   D. A site plan showing the planned location of each Wind Turbine, property lines, setback lines, access road and turnout locations, substation(s), electrical cabling from the Wind Energy Facility to the substation(s), ancillary equipment, buildings, and structures, including permanent meteorological towers,

associated transmission lines, and layout of all structures within the geographical boundaries of any applicable setback.

E. Documents related to decommissioning.

F. Other relevant studies, reports, certifications and approvals as may be reasonably requested by the Monroe Township to ensure compliance with this Ordinance.

459.6 DESIGN AND INSTALLATION

1. Design Safety Certification

The design of the Wind Energy Facility shall conform to applicable industry standards, including those of the American National Standards Institute. The Applicant shall submit certificates of design compliance obtained by the equipment manufacturers from Underwriters Laboratories, Det Norske Veritas, Germanishcer Llloyd Wind Energies, or other similar certifying organizations.

2. Uniform Construction Code

To the extent applicable, the Wind Energy Facility shall comply with the Pennsylvania Uniform Construction Code, 34 Pa. Code §§403.1 – 403.142.

3. Controls and Brakes

All Wind Energy Facilities shall be equipped with a redundant braking system. This includes both aerodynamic overspeed controls (including variable pitch, tip, and other similar systems) and mechanical brakes. Mechanical brakes shall be operated in a fail-safe mode. Stall regulation shall not be considered a sufficient braking system for overspeed protection.

4. Electrical Components

All electrical components of the Wind Energy Facility shall conform to relevant and applicable local, state and national codes, and relevant and applicable international standards.

5. Visual Appearance; Power Lines

A. Wind Turbines shall be a non-obtrusive color such as white, off-white or gray.

B. Wind Energy Facilities shall not be artificially lighted, except to the extent required by the Federal Aviation Administration or other applicable authority that regulates air safety.

C. Wind Turbines shall not display advertising, except for reasonable identification of the turbine manufacturer, Facility Owner and Operator.

D. On-site transmission and power lines between Wind Turbines shall, to the maximum extent practicable, be placed underground.

6. Warnings

A. A clearly visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and substations.

B. Visible, reflective, colored objects, such as flags, reflectors, or tape shall be placed on the anchor points of guy wires and along the guy wires up to a height of ten feet from the ground.

7. Climb Prevention/Locks

A. Wind Turbines shall not be climbable up to fifteen (15) feet above ground surface.

B. All access doors to Wind Turbines and electrical equipment shall be locked or fenced, as appropriate, to prevent entry by non-authorized persons.

459.7 SETBACKS

1. Occupied Buildings

A. Wind Turbines shall be set back from the nearest Occupied Building a distance not less than the normal setback requirements for that zoning classification or 1.1 times the Turbine Height, whichever is greater. The setback distance shall be measured from the center of the Wind Turbine base to the nearest point on the foundation of the Occupied Building

B. Wind Turbines shall be set back from the nearest Occupied Building located on a Non-participating Landowner's property a distance of not less than five (5) times the Hub Height, as

measured from the center of the Wind Turbine base to the nearest point on the foundation of the Occupied Building.

2. Property lines: All Wind Turbines shall be set back from the nearest property line a distance of not less than the normal setback requirements for that zoning classification or 1.1 times the Turbine Height, whichever is greater. The setback distance shall be measured to the center of the Wind Turbine base.

3. Public Roads: All Wind Turbines shall be set back from the nearest public road a distance of not less than 1.1 times the Turbine Height, as measured from the right-of-way line of the nearest public road to the center of the Wind Turbine base.

459.8 USE OF PUBLIC ROADS

1. The Applicant shall identify all state and local public roads to be used within the Monroe Township to transport equipment and parts for construction, operation or maintenance of the Wind Energy Facility.

2. The Monroe Township's engineer or a qualified third party engineer hired by the Monroe Township and paid for by the Applicant, shall document road conditions prior to construction. The engineer shall document road conditions again thirty (30) days after construction is complete or as weather permits.

3. The Monroe Township may bond the road in compliance with state regulations.

4. Any road damage caused by the applicant or its contractors shall be promptly repaired at the applicant's expense.

5. The Applicant shall demonstrate that it has appropriate financial assurance to ensure the prompt repair of damaged roads.

459.9 LOCAL EMERGENCY SERVICES

1. The Applicant shall provide a copy of the project summary and site plan to local emergency services, including The Fire Department.

2. The Applicant shall cooperate with emergency services to develop and implement an emergency response plan for the Wind Energy Facility.

459.10 NOISE AND SHADOW FLICKER

1. Audible sound from a Wind Energy Facility shall not exceed fifty-five (55) dBA, as measured at the exterior of any Occupied Building on a Non-participating Landowner's property. Methods for measuring and reporting acoustic emissions from Wind Turbines and the Wind Energy Facility shall be equal to or exceed the minimum standards for precision described in AWEA Standard 2.1 - 1989 titled Procedures for the Measurement and Reporting of Acoustic Emissions from Wind Turbine Generation Systems Volume I: First Tier.

2. The Facility Owner and Operator shall make reasonable efforts to minimize shadow flicker to any Occupied Building on a Non-participating Landowner's property.

459.11 SIGNAL INTERFERENCE

The Applicant shall make reasonable efforts to avoid any disruption or loss of radio, telephone, television or similar signals, and shall mitigate any harm caused by the Wind Energy Facility.

459.12 LIABILITY INSURANCE

There shall be maintained a current general liability policy covering bodily injury and property damage with limits of at least $1 million per occurrence and $1 million in the aggregate. Certificates shall be made available to the Monroe Township upon request.

459.13 DECOMMISSIONING

1. The Facility Owner and Operator shall, at its expense, complete decommissioning of the Wind Energy Facility, or individual Wind Turbines, within (12) twelve months after the end of the useful life of the Facility or individual Wind Turbines. The Wind Energy Facility or individual Wind Turbines will presume to be at the end of its useful life if no electricity is generated for a continuous period of twelve (12) months.

2. Decommissioning shall include removal of Wind Turbines, buildings, cabling, electrical components, roads, foundations to a depth of 36 inches, and any other associated facilities.

3. Disturbed earth shall be graded and re-seeded, unless the landowner requests in writing that the access roads or other land surface areas not be restored.

4. An independent and certified Professional Engineer shall be retained to

estimate the total cost of decommissioning ("Decommissioning Costs") without regard to salvage value of the equipment, and the cost of decommissioning net salvage value of the equipment ("Net Decommissioning Costs"). Said estimates shall be submitted to Monroe Township after the first year of operation and every fifth year thereafter.

5. The Facility Owner or Operator shall post and maintain Decommissioning Funds in an amount equal to Net Decommissioning Costs; Provided, that at no point shall Decommissioning Funds be less than twenty five percent (25%) of Decommissioning Costs. The Decommissioning Funds shall be posted and maintained with a bonding company or Federal or Commonwealth chartered lending institution chosen by the Facility Owner or Operator and participating landowner posting the financial security, provided that the bonding company or lending institution is authorized to conduct such business within the Commonwealth and is approved by Monroe Township.

6. Decommissioning Funds may be in the form of a performance bond, surety bond, letter of credit, corporate guarantee or other form of financial assurance as may be acceptable to Monroe Township

7. If the Facility Owner or Operator fails to complete decommissioning within the period prescribed by Paragraph 17(A), then the landowner shall have six (6) months to complete decommissioning.

8. If neither the Facility Owner or Operator, nor the landowner complete decommissioning within the periods prescribed by Section 459.13 (1) and 459.13 (7), then Monroe Township may take such measures as necessary to complete decommissioning. The entry into and submission of evidence of a Participating Landowner agreement to Monroe Township shall constitute agreement and consent of the parties to the agreement, their respective heirs, successors and assigns that Monroe Township may take such action as necessary to implement the decommissioning plan.

9. The escrow agent shall release the Decommissioning Funds when the Facility Owner or Operator has demonstrated and the municipality concurs that decommissioning has been satisfactorily completed, or upon written approval of the municipality in order to implement the decommissioning plan.

459.14 PUBLIC INQUIRIES AND COMPLAINTS

1. The Facility Owner and Operator shall maintain a phone number and identify a responsible person for the public to contact with inquiries and complaints throughout the life of the project.

2. The Facility Owner and Operator shall make reasonable efforts to respond to the public's inquiries and complaints.

ARTICLE 5, NONCONFORMITIES

SECTION 503, NONCONFORMITIES, EXPANSION OR ALTERATION, Page 172:

- Add Subsection 5: "The expansion of an existing conforming structure or use that is permitted by Conditional Use, located on a lot created by a Conditional Use approval, or existing at the time of Ordinance adoption, shall be permitted by right."

SECTION 505, NONCONFORMITIES, RESTORATION, Page 173:

- Revise introductory paragraph as follows: "Any lawful nonconforming building or other structure which was been involuntarily damaged or destroyed by fire, explosion, windstorm or other similar active cause may be reconstructed on the same property in the same location, or another location which reduces any nonconformance of existing setbacks, provided that:"

SECTION 507, NONCONFORMITIES, NONCONFORMING LOTS, Page 173:

- Revise Subsection 1 as follows: "the dwelling can comply with the applicable design standards of this Ordinance. If it cannot, then:"

- Revise Subsection 2 as follows: "the dwelling can comply with the applicable design standards in effect at the time of the creation of the lot."

ARTICLE 7, ADMINISTRATION

SECTION 701.1, GENERAL REQUIREMENTS FOR ZONING PERMITS, Page 188:

- Revise last paragraph of Subsection 1 as follows: "**Exemptions** - No zoning permit shall be required for the following activities, provided such activities do not change the use or the exterior dimension of the structure, or alter the elevation of the final grade, or otherwise violate the provisions of this Ordinance:

    a. Incidental Repairs
    b. Maintenance Activities including roofing, siding and window replacement
    c. Installation of trees, shrubs and other landscape materials
    d. Concrete pads or sidewalks less than 150 s.f. in total area"

SECTION 701.2, APPLICATION FOR ALL ZONING PERMITS, Page 191:

- Revise introductory paragraph of Subsection 1 as follows: "Applications shall be accompanied by plans and application forms showing the following. Plans for

residential permits which do not require a building permit may be generally drawn to scale as long as critical dimensions are provided. The Zoning Officer may waive any of the requirements for submission below, if, in his or her opinion, that requirement will not apply to the specific use outlined in the application:"

SECTION 701.2, APPLICATION FOR ALL ZONING PERMITS, Page 191:

- Revise Subsection 1.A as follows: "Plot plan illustrating the shape of lot to be developed with critical dimensions which may affect the work. Plot plans are not required for permit applications which do not expand the horizontal footprint of an existing structure or use, unless specifically requested by the Zoning Officer to determine compliance with other applicable requirements or regulations."

APPENDIX 2, TRADITIONAL DESIGN GUIDELINES, Page 214:

- Add Appendix #2 with Traditional Design Guidelines and Photographs as attached

**SECTION 2**, ZONING MAP CHANGES

- The Monroe Township Zoning Map shall be amended, changed and modified as follows:
    1. The Neighborhood Commercial Zone shall be decreased by rezoning the following land from Neighborhood Commercial (NC) to Suburban Residential (R-1):

| Tax Parcel Number | Property Address |
|---|---|
| 22-12-0352-002 | 600 Lucinda Lane |
| 22-12-0352-029 | 599 Lucinda Lane |

These proposed zoning map changes are illustrated on the proposed Zoning Map on display in the Monroe Township Municipal Building.

**SECTION 3**, CONTINUATION

- Provisions of this Ordinance, so far as they are the same of those of Ordinances in force immediately prior to the enactment of this Ordinance, are intended as a continuation of such Ordinances and not as new enactments. Provisions of this Ordinance shall not affect any act done or liability incurred, nor shall they affect any suit or prosecution pending or to be instituted to enforce any right or penalty or to punish any offence under the authority of any Ordinance repealed by this Ordinance.

**SECTION 4**, EFFECTIVE DATE

- This Ordinance shall become effective in accordance with the law.

**SECTION 5**, SEVERABILITY

- In the event that any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, such invalidity shall not affect or impair any remaining

provision, sentence, clause or part of this Ordinance or other ordinances affected by this Ordinance, it being the intent of Monroe Township that such remainder shall be and shall remain in full force and effect.

**SECTION 6**, RELATIONSHIP TO OTHER ORDINANCES

- All other Ordinances, parts of Ordinances or parts of Resolutions inconsistent herewith shall be and the same expressly are repealed.

ENACTED AND ORDAINED this 22nd day of July, 2010.

ATTEST:

Marjorie E. Metzger

MONROE TOWNSHIP
BOARD OF SUPERVISORS

Samuel M. Simmons, III, Chairman

John B. Dwyer, Sr., Vice-Chairman

A.W. Castle, III, Supervisor

I, the undersigned, Secretary of the Township of Monroe, Cumberland County, Pennsylvania (the "Township"), hereby certify and attest that: the foregoing is a true and correct copy of an Ordinance proposed to be enacted by the Board of Supervisors of the Township ('Board").

IN WITNESS WHEREOF, I set my hand and affix the official seal of the Township, this 22nd day of July, 2010.

Marjorie E. Metzger

Marjorie E. Metzger
Administrative Assistant
Monroe Township

(SEAL)

# VILLAGE OVERLAY
# *INCENTIVE ZONE:*

# Traditional Design Guidelines

Based on Typical 19th Century Architecture
in greater Monroe Township,
and in the Village of Churchtown.

APPENDIX 2

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* GENERAL NOTE: THESE GUIDELINES CONCERN APPEARANCES ONLY. THEREFORE, SYNTHETIC MATERIALS AND COMPONENTS ARE PERFECTLY FINE!

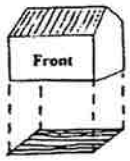
# 1. GENERAL BUILDING STRUCTURE

## 1a

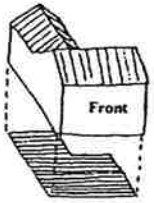
## SHAPE & MASSING OF MAIN BUILDING

General Charactistics:

- All buildings should be 2 or 2.5 stories, and total height should not exceed 35 feet.
- Facades and Side Walls should be FLAT (i.e. no overhanging 2nd stories or varied massing)
- Main building should display singular massing and a simple rectangular, square or ell-shaped footprint.




Rectangular or Square

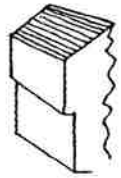



Ell-Shaped

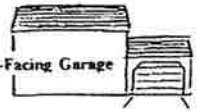

Rectangular, with Gable End Facade


2 Parallel Gables

Varied Massing



Overhanging 2nd Story



Front-Facing Garage

*CHOOSE FROM THESE OPTIONS*

*ALSO O.K., BUT USE SPARINGLY*

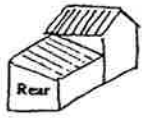
*DON'T USE*

## 1b

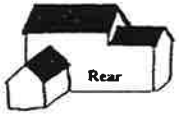
## OPTIONAL REAR EXTENSIONS

General Characteristics:

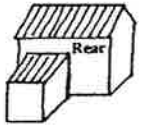
- Roof of extension should be distinct and distinguishable from roof of main building.




Shed Roofed Extension




Gable Roofed Extension




Shed Roofed Extension

*APPROPRIATE EXAMPLES*

# 1. GENERAL BUILDING STRUCTURE

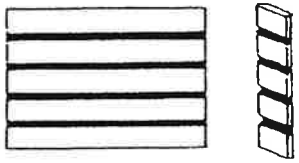
1c

## SIDING & MASONRY

General Characteristics:

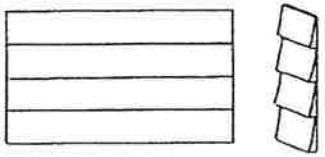
- Synthetic facsimiles are fine.
- Use only one type of material for each wall (i.e. no brick 1st stories with sided 2nd stories)
- The color of the side and rear walls should match that of the facade, even if the materials differ. (i.e. if a building has a brick facade, but vinyl siding on the sides and rear, the vinyl siding should be reddish to blend in with the brick.
- Sided walls should terminate with cornerboards or facsimiles thereof.

German Lap Siding



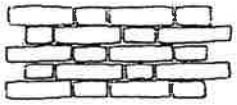
Grooves should not be overly wide. Use a style with a 5 inch "whole-board" width, but only a 1.25 to 1.5 inch groove width (leaving 3.5 - 3.75 inches worth of raised board below every groove).

Clapboard Siding



"Boards" should not be overly narrow. Use a style with a 5 inch or greater board width.

Flemish Bond Brick



Running Bond Brick

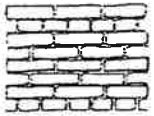
Bricks should measure 2 x 4 x 8 inches, with the 2 x 8 (and in Flemish Bond, the 2 x 4) faces showing. (2 x 8 and 2 x 4 brickface is also fine.)

Bricks on a particular building should be either a deep "brick red" or a rich, rusty red, and should be fairly uniform in color. Pastel, frosted, mottled or dramatically varicolored brickwork is not appropriate.

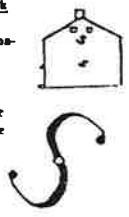
Mortar should be whitish in color, be neatly and thinly laid (1/4 - 1/2 inch thick), and have no artificial lines tooled into it.

Painting over brick walls with a solid color of paint is very appropriate too!

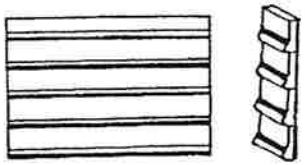
(A great optional detail for any brick side walls would be to use a Common Bond brickwork pattern, rather than the Flemish or Running Bond pattern used on the facade. Common Bond is Running Bond with string courses of horizontal "header" bricks laid every 6 or 8 rows.)



(A great optional detail for brick gable-end side walls would be to add 1 or 2 "S" shaped metal ornaments in between the stories centered under the gable peak. (Originally, these would have functioned to help keep the walls from bowing out under the weight of the roof.))

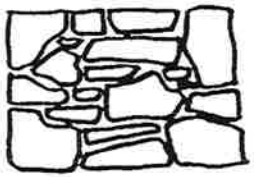


Beaded Clapboard



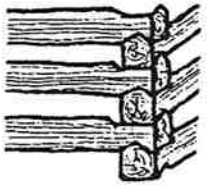
(5 inch wide "boards")

Random Stone

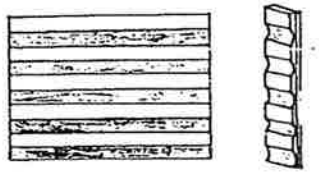


(light gray or tan in color)

Square-Cut Logs



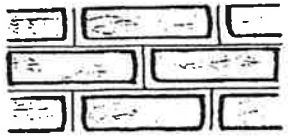
(dark brown, with flush corners)



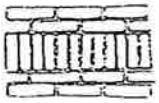
overly wide grooves in German Lap Siding

mottled bricks

excessive variations in color from brick to brick



linear grooves tooled into overly thick mortar



ornamental courses of vertical bricks

*CHOOSE FROM THESE OPTIONS*

*ALSO O.K., BUT USE SPARINGLY*

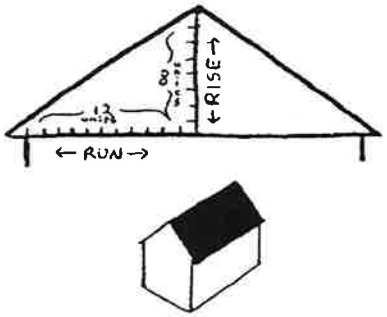
*DON'T USE*

# 2. ROOF ELEMENTS

## 2a ROOF SHAPE & PITCH

General Characteristics:

- Roof shape should be a single, simple, symmetrical gable, or 2 such gables (see shape illustrations in section 1a).
- Pitch of the main gable should be 6/12 to 8/12 (allowing enough room for an average adult to stand up in the center of the attic, or just barely).




*EXAMPLE*

Half-hipped gable roofs on corner houses

Gable Roofs over Eyebrow Windows may need to be less steep than regular gable roofs to make up for the height difference.

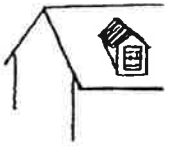
Roofs of Rear Ells and Extensions may need to be steeper than 8/12.

Shed Roofs on Extensions may have a relatively shallow pitch if desired.

*APPROPRIATE EXCEPTIONS*

Wall Dormers

Dormers



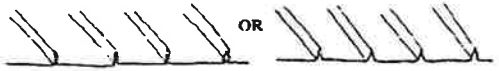
Towers

*DON'T USE*

## 2b ROOF COVERING

General Characteristics:

- Use only one type and color of roofing material for each building.




**Standing Seam or V Seam Metal**

Width between ridges should be about 1 to 2 feet. Excessive, sharply defined minor ribbing in between the major ridges is not appropriate. That area should appear more or less smooth and undivided.

Colored metal roofs are very appropriate! Red and green are especially predominant in this region.

**Wood Shakes or Lookalikes**

Color should be brownish or grayish (the hues of faded wood)

**Slate Shingles or Lookalikes**

Color should be grayish.

(Do not mix shingle styles, especially "wood shakes" to form patterns.)

*CHOOSE FROM THESE OPTIONS*

**U Seam Metal (i.e. Board & Batten Style)**

**Flat, Uniform, Rectangular Shingles**

*DON'T USE*

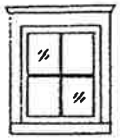
# 2. ROOF ELEMENTS

## 2c ATTIC WINDOW CONSTRUCTION

General Characteristics:

- If permanently open attic vents are desired, small triangular vents of the same color as the siding or masonry can be concealed at the gable peaks.
- Or, dark colored louver vents can be concealed behind the non-glassed muntins of a false attic window.
- Construction and ornamentation of attic window frames should mimic or echo that of the full size windows.

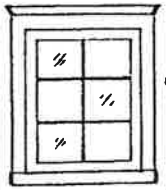
4 Panes



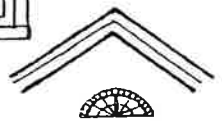
OR occasionally

Size: About 1/4 of a Normal Window

*CHOOSE FROM THESE OPTIONS*



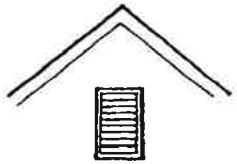
6 Panes



Fanlight

Size: About 1/2 of a Normal Window

*ALSO O.K., BUT USE SPARINGLY*



prominent rectangular Attic Vents

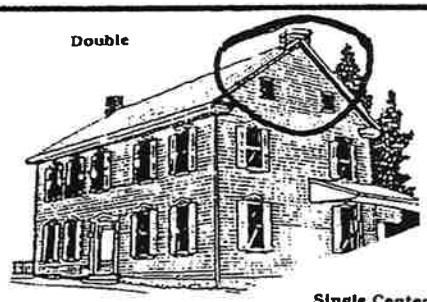
*DON'T USE*

## 2d ATTIC WINDOW PLACEMENT

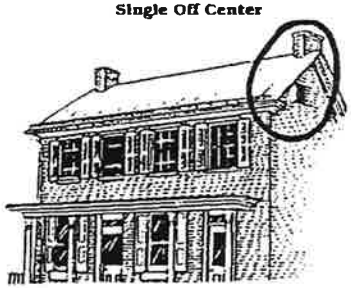
General Characteristics:

- The chosen arrangement should be repeated on at least 2 gable ends of the building, (unless of course one or both ends of the building are attached to another dwelling unit!)

Double



Single Off Center



Single Centered

*CHOOSE FROM THESE OPTIONS*

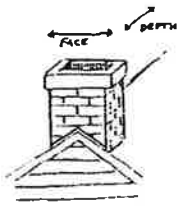
# 2. ROOF ELEMENTS

## 2e CHIMNEY CONSTRUCTION

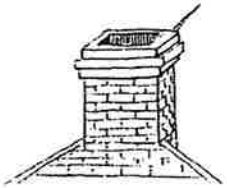
General Characteristics:

- Chimneys should be made of 2 x 4 x 8 bricks (or covered with 2 x 8 brick face), horizontally laid.
- Chimneys should not be "enormous." Generally, they should measure only 2 to 5 bricklengths across the gable-end face, and 2 to 2.5 bricklengths in depth.

**Brick or Frame House Chimney**

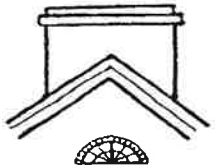



**Brick Parapet Chimney**



(brickwork of wall continues right up onto chimney, unbroken by the roof edge)

**Wide Brick-House Chimney**



(7 - 10 bricklenghts across, but still only 2.5 wide)

*CHOOSE FROM THESE OPTIONS*

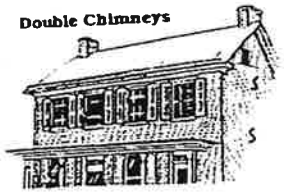
*ALSO O.K., BUT USE SPARINGLY*

## 2f CHIMNEY PLACEMENT

General Characteristics:

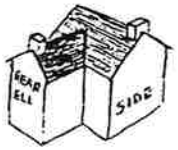
- It is preferrable that the chimneys be INTERNAL.
- Chimneys should be placed on the peak of the roof at one or more gable ends (except, of course, any gable end functioning as a front facade).
- All dwelling units should have at least one chimney.
- Chimneys may purely ornamental if desired, rather than functional.

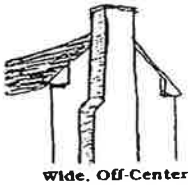
**Double Chimneys**



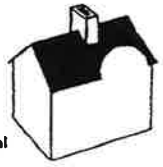
**Single Chimney**

**Additional Rear Chimney**



**Wide, Off-Center External Chimney**



**Large Central Internal Chimney**

*CHOOSE FROM THESE OPTIONS*

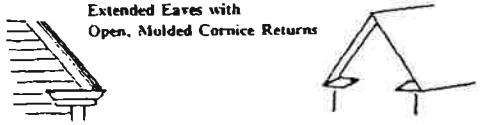
*DON'T USE*

# 2.) ROOF ELEMENTS

## 2g CORNICE CONSTRUCTION

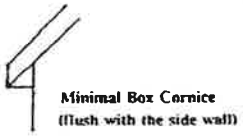
General Characteristics:

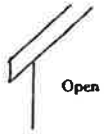
- Extended Eaves with Open Cornice Returns should predominate. This is a primary distinguishing feature of local 19th century architecture.




(If a slope is placed on top of the return to deflect runoff or discourage roosting birds, the slope should either be very shallow, or else it should match the color of the WALL behind rather than the color of the cornice and eaves. In either case, the slope should not be shingled. Such slopes are not traditionally appropriate for this region, and if used, should be visually concealed rather than accentuated.)

*SHOULD BE PREDOMINANT*

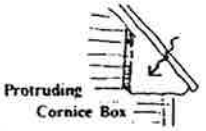


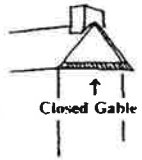

*ALSO O.K.*



*ALSO O.K., BUT USE SPARINGLY*





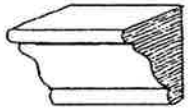



*DON'T USE*

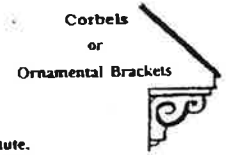
## 2h CORNICE FRONTAL ORNAMENTATION

General Characteristics:

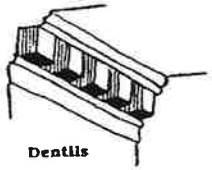
- Colors of cornice and cornice ornamentation should contrast with the color of the walls, and complement or match the color of the windows and doors.




("molded" rain gutters are a fine substitute, as they were, after all, designed to mimick cornice molding.)



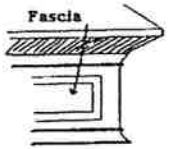

(singles, or pairs)






(single or double row)

(for brick facades only)




(flat panel surrounded by molding)


*CHOOSE FROM THESE OPTIONS*

*ALSO O.K., BUT USE SPARINGLY*

# 3.) WINDOWS

## 3a

## WINDOW PLACEMENT ON FACADE

General Characteristics:

- Windows and door should dominate the facade spatially, and be fairly evenly spread across it.
- Windows and Door should be be set relatively close together, with only 1 to 4 feet of wall between each frame, or between a frame and the edge of a building.
- 2nd floor windows should be placed directly above all 1st floor openings (i.e. "as above, so below").
- Tops and bottoms of window frames should be even with each other, forming straight "lines" across the facade.

2 Bay House

3 Bay Houses

EXAMPLE:

1 2 3 BAYS

4 Bay House

(2nd door optional)

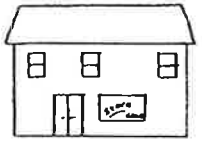
5 Bay House

*APPROPRIATE EXAMPLES*

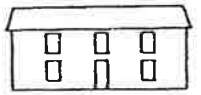
2-story "Queen Anne" Tripartite Window

First Floor Store Front
(for shops only)

*ALSO O.K., BUT USE SPARINGLY*



Rhythm of Openings Disrupted



Excessive Expanses of facade wall between openings (openings too few and far between for the width of the building)

*DON'T USE*

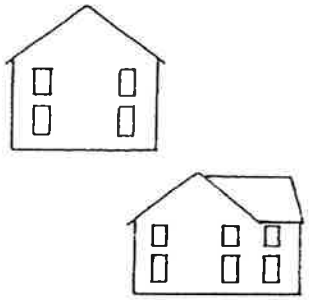
## 3b

## WINDOW PLACEMENT ON SIDE WALLS

General Characteristics:

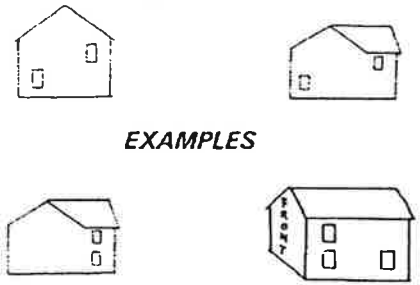
- Windows on the side of a house should have the same shape, size and appearance as those on the facade.
- Windows on side walls will most likely need to be spread much further apart than those on the facade.
- It is more appropriate to position these windows closer to the corners of the building than to each other.

A full set of windows (either 4 or 6) on at least one of the side walls



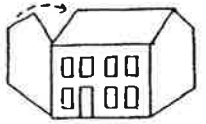
*SHOULD BE PREDOMINANT*

At least some windows on at least 1 side wall



*EXAMPLES*

*ALSO O.K.*



Detached houses with 2 bare sidewalls, completely devoid of side windows.

*DON'T USE*

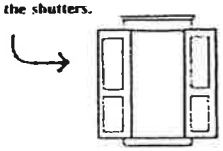
# 3.) WINDOWS

3c

## WINDOW FRAME CONSTRUCTION

General Characteristics:

- The size of 1st floor window frames should be 2.5 to 3 feet wide, and 5 to 6 feet tall, measured from their outer edges. (The peaks of peaked lintels may rise slightly higher).
- 2nd story window frames may be up to 6 inches shorter if desired, but should match the 1st story frames in width.
- All windows should have prominent, full frames or frame-like surrounds.
- If desired, to achieve this effect with less work and materials, shutters may be placed to conceal the absence of window frame sides. Lintel and sill, however, should extend wider, as though the frame DID continue beneath the shutters.

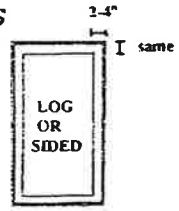


- The frames or frame-like surrounds should be a different color from the underlying siding or masonry so that they stand out visually.
- The basic type of frame, the ornamentation on it, and the type of sashes in it should be the same for all windows on the facade.

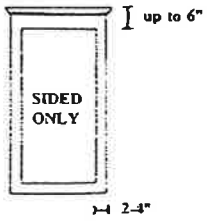
### SIDED (OR LOG) BUILDING WINDOWS

General:

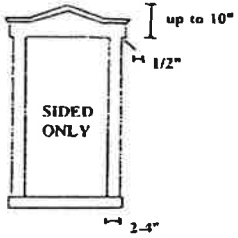
- All frames should be 2 to 4 inches "thick," although ornamental lintels may stand somewhat taller. (see illustrations)
- Peaked lintels should stand no taller than 10 inches from bottom of lintel to top of peak. (see illustrations)
- Extra tall rectangular lintels should stand notaller than 6 inches. (see illustrations)




Uniform Frame
"Thickness" of frame is fairly uniform all the way around.




Higher Lintel
Ornamented lintels can be somewhat "thicker" than the other sides of the frame, thus standing higher. (Please note height limitations mentioned !)

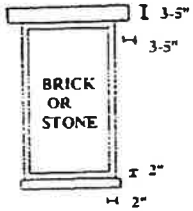


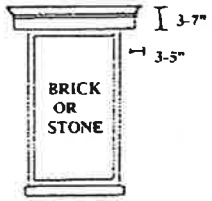

Slightly Wider Lintel
The lintel may also extend 1/2 to 1 inch "wider" to each side than the rest of the frame for added emphasis.

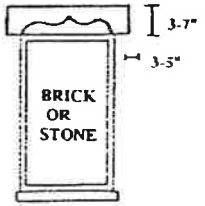
### BRICK (OR STONE) BUILDING WINDOWS

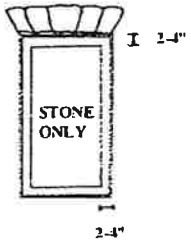
General:

- All brick house window frames should be 2 inches "thick," and should be inset in the masonry. (Stone house window frames may be wider, and may protrude.) (see illustrations)
- All brick house windows should be crowned by a separate lintel that sits above the frame. This separate lintel should be flush with the masonry, be 3 to 5 inches in height, and should extend 3 to 5 inches wider than the frame on either side. (see illustrations)
- Stone houses may use either lintels or keystone style stonework to crown their windows.



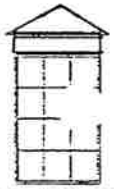



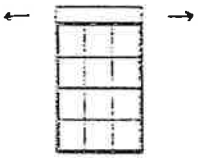

**APPROPRIATE EXAMPLES**

No frame to speak of. Lintel just "sits" on top of bare window.

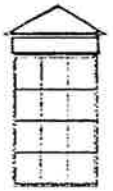
Lintel too tall, too "grand"



Lintel should extend "wider" than the rest of the frame.



Lintel too tall, too "grand"



**DON'T USE**

# 3.) WINDOWS

3d

## WINDOW FRAME ORNAMENTATION

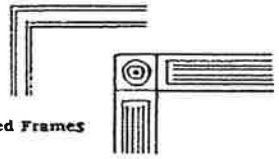
General Characteristics:

- Remember, the construction and ornamentation of these full-size window frames should be repeated (or at least echoed) on any rectangular attic window frames.

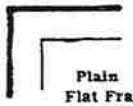
### *SIDED (OR LOG) BUILDING WINDOWS*

Projecting Molded Lintel

Peaked Lintel



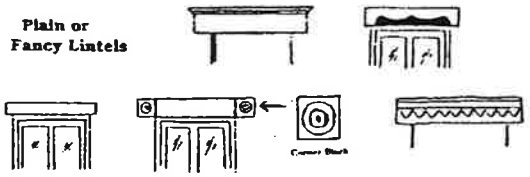
Molded Frames

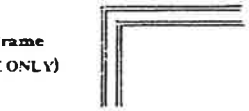


Plain Flat Frame

### *BRICK (OR STONE) BUILDING WINDOWS*

Plain or Fancy Lintels





Molded Frame (FOR STONE ONLY)

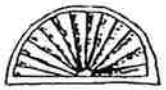


Greek Pediment

(has pointed ends rather than the squared-off ends of a peaked lintel)

Broken Pediment

(unless for a church!)



Sunburst

*CHOOSE FROM THESE OPTIONS*

*DON'T USE*

3e

## WINDOW SASHES & PANES

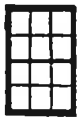
General Characteristics:

- All windows should have, or appear to have muntins.
- Artificial muntins, as well as storm windows, are fine.
- Windows should be single, as opposed to bipartite (double).

"2 over 2" Windows

Upper Sash: 2 panes
Lower Sash: 2 panes

"6 over 6" Windows



Upper Sash: 6 panes
Lower Sash: 6 panes

"1 over 1" window (no muntins)

Bipartite Window (Paired)

*CHOOSE FROM THESE OPTIONS*

*DON'T USE*

# 3.) WINDOWS

3f

## WINDOW SHUTTER PLACEMENT

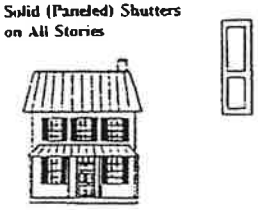
General Characteristics:

- The most common shutter arrangement should be solid (paneled) shutters on the 1st story windows, with louvered shutters on the 2nd story and attic windows. Traditionally, this is how it was done in this region.

Solid (Paneled) Shutters on 1st Story Windows, Louvered on 2nd Story and Attic Windows

*SHOULD BE PREDOMINANT*

Solid (Paneled) Shutters on All Stories



No Shutters

*ALSO O.K.*

Louvered Shutters on 1st Story

*DON'T USE*

3g

## WINDOW SHUTTER CONSTRUCTION

General Characteristics:

- Synthetic shutters are fine.

Solid (Paneled) Shutter

Louvered Shutter

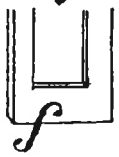
(upper floors only)

Combination Shutter

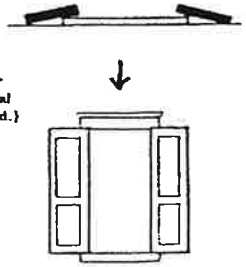
(upper floors only)

*CHOOSE FROM THESE OPTIONS*

{A great optional detail would be to attach shutter hooks (functional or not) to the shutters as pictured.}

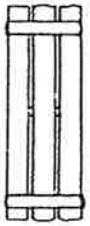


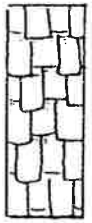
{ Shutter Hook }



{Another great detail would be to mount shutters partially over top of the sides of the window frame. This could result in slightly angled shutters which would look "real" even if they were not.}

Plank or Shingled Shutters





*DON'T USE*

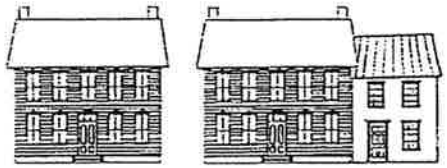
# 4.) DOORS

4a

## DOOR PLACEMENT

General Characteristics:

- For two, three and four bay buildings, the front door may be placed directly under any of the 2nd story windows on the facade.
- For five bay houses, the front door would be most appropriately placed in the middle, under the center 2nd story window.
- The top of the front door frame (above the transom) should almost always line up with the tops of the 1st story window frames, unless the door is crowned by a substantial entablature (see below), which by nature would rise higher than a window lintel.



TWIN GERMAN-STYLE ENTRANCES

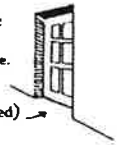
*APPROPRIATE EXAMPLES*

# 4.) DOORS

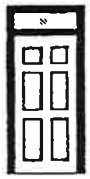
## 4b DOOR FRAME CONSTRUCTION

General Characteristics:

- Door Frames should be at least as wide and noticeable as the window frames, and often more elaborate.
- Most Front Doors should be topped by a rectangular TRANSOM window.
- Doors may either be recessed, or fairly flush with the facade.

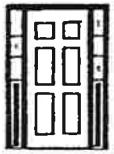



Transom Window

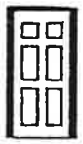


Transom Window & Sidelights

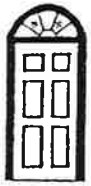
Sidelights



Plain



Fanlight Transom Window



*SHOULD BE PREDOMINANT*

*ALSO O.K.*

*ALSO O.K., BUT USE SPARINGLY*

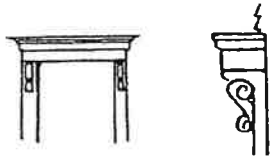
## 4c DOOR FRAME ORNAMENTATION

General Characteristics:

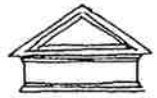
- The basic color of a door frame should match that of the window frames. Multiple colors to accentuate the details are of course O.K. too.
- If applicable, door frame construction and ornamentation may mimic or repeat motifs found on the windows or cornice.

*PICK ANY OF THE APPROPRIATE OPTIONS FROM CATEGORY*
**3d) WINDOW FRAME ORNAMENTATION,**
*or PICK FROM THESE ADDITIONAL CHOICES PICTURED BELOW:*


Modest Entablature Supported by Pilasters (keep the Entablature between 1 and 2 feet in height)



Projecting Molded Lintel Supported by Corbels or Ornamental Brackets



Greek Pediment

(has pointed ends rather than the squared-off ends of a peaked lintel)

Broken Pediment

(unless for a church!)

Sunburst

*CHOOSE FROM THESE OPTIONS*

*DON'T USE*

# 4. DOORS

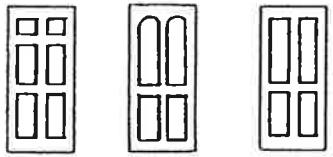
4d

## DOOR TYPES

General Characteristics

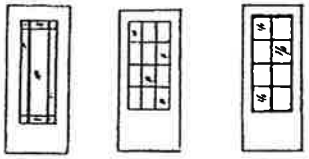
- Front Doors should either have large glass windows that stretch from 1/2 to 3/4 of the door's length, or they should be solid and paneled. Doors containing small windows are not appropriate.

(Actually, large-windowed doors were predominantly an early 20th century feature, but (like the seamed metal roofs that replaced most of the wood shake shingles) they were so frequently used in Churchtown that they are included here as an option.)



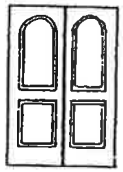
Paneled Doors

OR

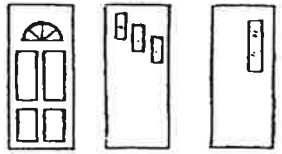


Large-Windowed Doors

*APPROPRIATE EXAMPLES*



*ALSO O.K., BUT USE SPARINGLY*



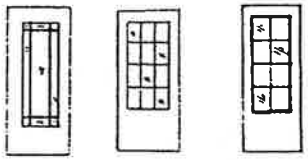
*DON'T USE*

4e

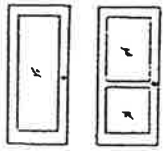
## STORM DOORS

General Characteristics:

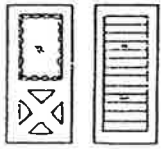
- If used at all, front Storm Doors should either mimic traditional large-windowed door styles, or else be almost totally see-through to permit as unobstructed a view of the door as possible.



OR



*APPROPRIATE EXAMPLES*



*DON'T USE*

# 5.) PORCHES

## 5a PORCH CONSTRUCTION

General Characteristics:

- Most houses should have a covered front porch of some type.

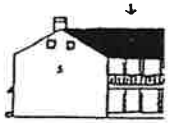
Full Width Canopies

Hood

Partial Width Canopies

*SHOULD BE PREDOMINANT*

(in the ELL, under the house's gable roof)

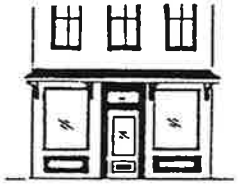


Side Porch w/ Balcony

Uncovered Stoop

*ALSO O.K.*

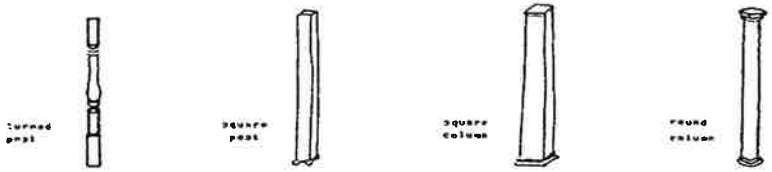
Wrap Around Porch



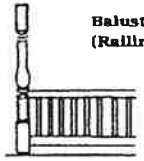
Commercial Overhang (for Shops Only)

*ALSO O.K., BUT USE SPARINGLY*

## 5b PORCH SUPPORT POSTS




*CHOOSE FROM THESE OPTIONS*



Balustrade (Railing)

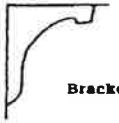
*ALSO O.K., BUT USE SPARINGLY*

## 5c PORCH CORNICE ORNAMENTATION

Decorative Molding

Fascia

Corbels



Brackets

Scalloped "Gingerbread"

*CHOOSE FROM THESE OPTIONS*

*ALSO O.K., BUT USE SPARINGLY*

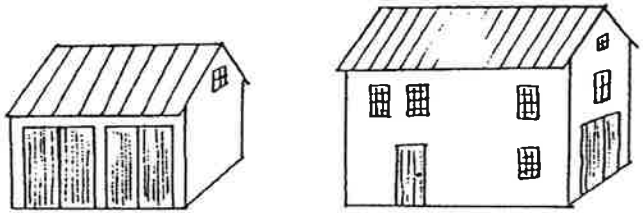
# 6.) OUTBUILDINGS

6a

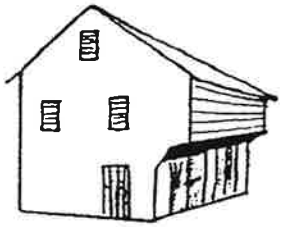
## OUTBUILDING TYPES

General Characteristics

- Appearance of outbuildings should mimic traditional regional types, if not necessarily traditional uses.
- Appropriate types of outbuildings include Garages or Accessory Apartments that look like Carriage Houses, Small Barns or Summer Kitchens, and smaller Sheds, especially ones resembling traditional Outhouses.

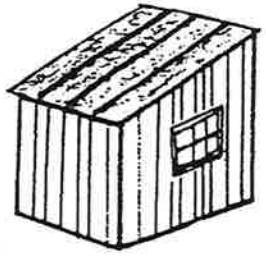


Garage/"Carriage House"

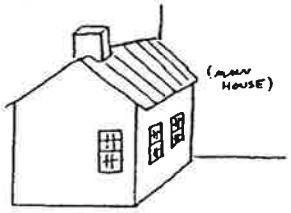


Small Barn

Outhouse Lookalike (Small Shed)



Shed




Summer Kitchen Lookalike
(actually an accessory apartment)

*APPROPRIATE EXAMPLES*

# 6.) OUTBUILDINGS

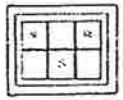
## 6b OUTBUILDING CONSTRUCTION

General Characteristics:

- Structure and building materials of outbuildings should be similar to that of the main buildings - simpler, but echoing their style. Additional choices are listed and illustrated to the right.
- Outbuildings may be anywhere from 1 to 2.5 stories in height, and may contain accessory apartments.

**Additional elements and materials which are very appropriate for Outbuildings, although not for houses, include:**

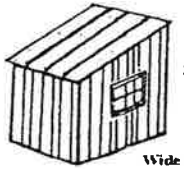
- Overhanging Second Stories
- Wide Vertical Board Siding ("T-3", vinyl and metal facsimiles, etc.) but WITHOUT BATTENS (i.e., still no U-seam metal sheeting)
- Narrow, Beaded Vertical Board Siding (this also comes in vinyl and metal)
- Sloping Shed Roofs
- Hipped Roofs for Small Sheds, especially those resembling Outhouses
- The same 6 and 4 pane "barn sashes" that make appropriate attic windows on houses make great "regular" windows on outbuildings.



6 Panes

4 Panes

Hipped Roof

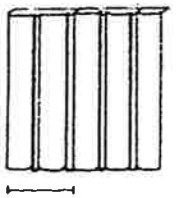


Sloping Shed Roof

Wide Vertical Board Siding

Overhanging Second Story

Narrow, Beaded Vertical Board Siding



5-7"

U Seam Metal (i.e. Board & Batten Style)

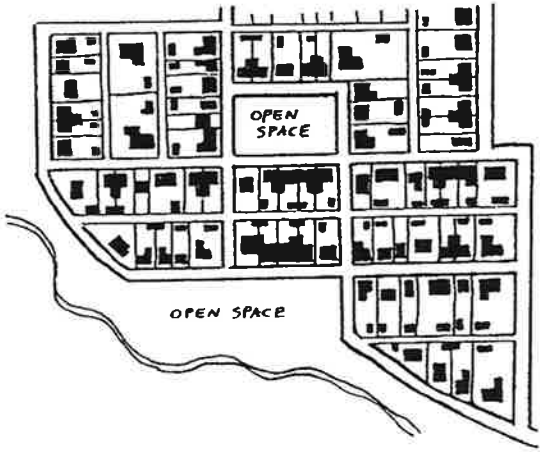
*APPROPRIATE*

*DON'T USE*

## 6c OUTBUILDING PLACEMENT & LAYOUT

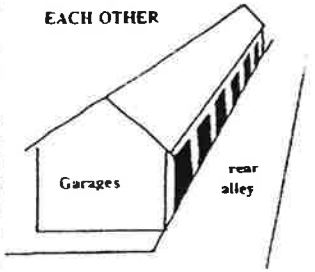
General Characteristics:

- Outbuildings (except for Summer Kitchen Lookalikes) should generally be located toward the rear of smaller lots, along alleys if they exist.
- Garages should vary in appearance, and should not all be attached to each other in a row like some sort of trucking depot. If this is not possible or desirable, just don't bother building any. The owners can build their own if they wish.




*APPROPRIATE EXAMPLES*

ALL ALIKE AND ATTACHED TO EACH OTHER




LIKE A TRUCKING DE

*DON'T USE*

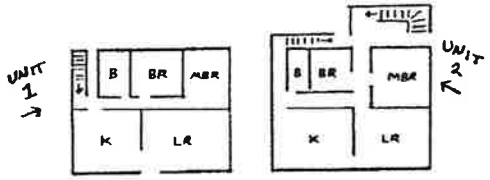
# 7.) ATTACHED AND ACCESSORY DWELLING UNITS

7

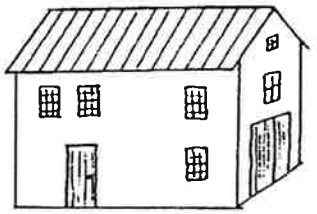
*APPROPRIATE*

**ATTACHED & ACCESSORY UNITS**

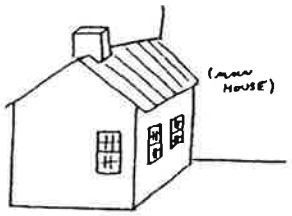
A DUPLEX THAT LOOKS LIKE A SINGLE FAMILY HOME




APARTMENTS
In what appears to be a Single Family Home



Garage/"Carriage House"



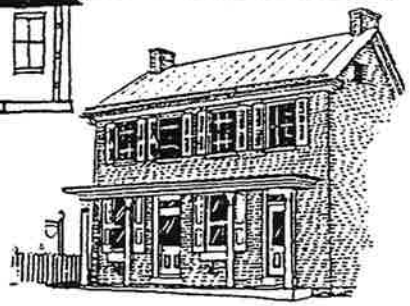

Summer Kitchen Lookalike
(actually an accessory apartment)

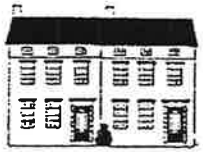
"CARRIAGE HOUSE" ACCESSORY APARTMENTS

TWO DIFFERENT DWELLINGS ATTACHED
(As Opposed To Attached Cookie Cutter Twins)

APARTMENTS
Over
Commercial
Shops

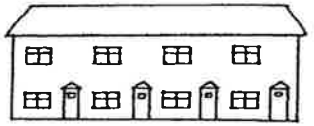
TWIN GERMAN-STYLE ENTRANCES:
(This Area's TRADITIONAL Duplex)





ROW HOUSES
No More than 5 attached units in the Row.
No 2 Rows located together. Scattered amongst a mix of dwelling types.

Cookie Cutter units



*ALL APPROPRIATE !*

*So... DON'T USE*

# 8.) LAYOUT

**8a**

## BLOCK & LOT LAYOUTS

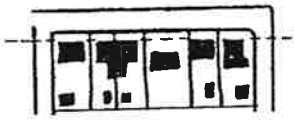
1.) No more than 5 Same-Width Lots in a Row, and usually Less.

2.) Primary Buildings should be situated at the Front of Lots, with Accessory Structures towards the Rear.

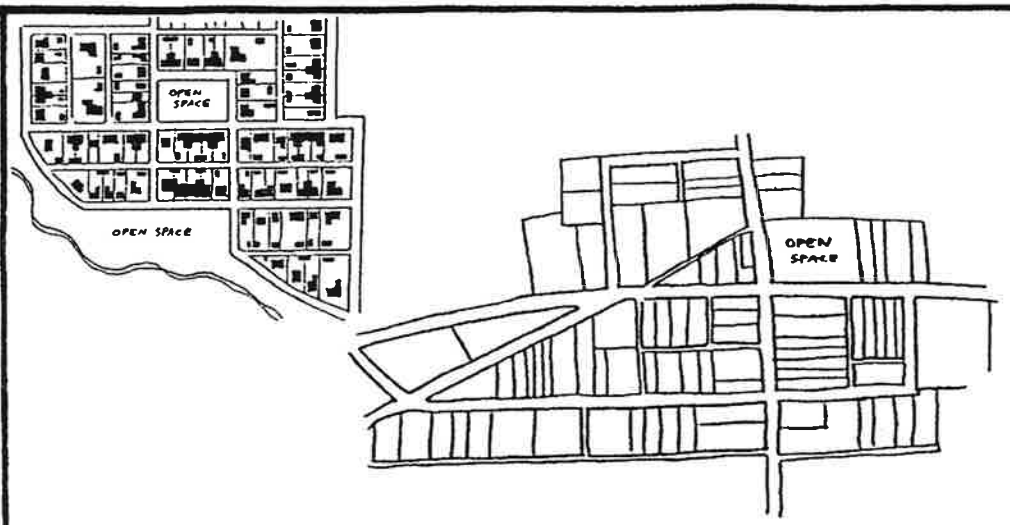
3.) SETBACKS should be MINIMAL.

4.) Approximately 80% of Total Buildings within each Block should Conform to the Build-To Line, with approximately 20% (generally one or two buildings) Varying.

Build-To Line -->



*IN GENERAL*



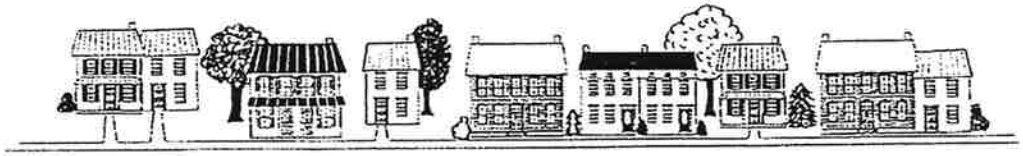

*APPROPRIATE EXAMPLES*

**8b**

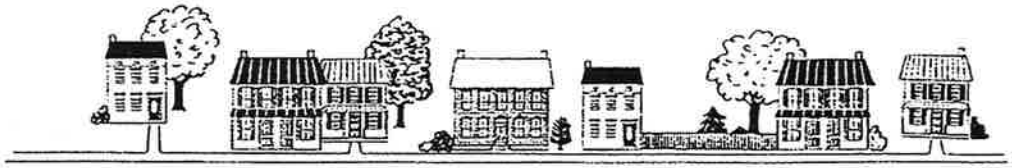
## STREETSCAPE "RHYTHM"

General Characteristics:

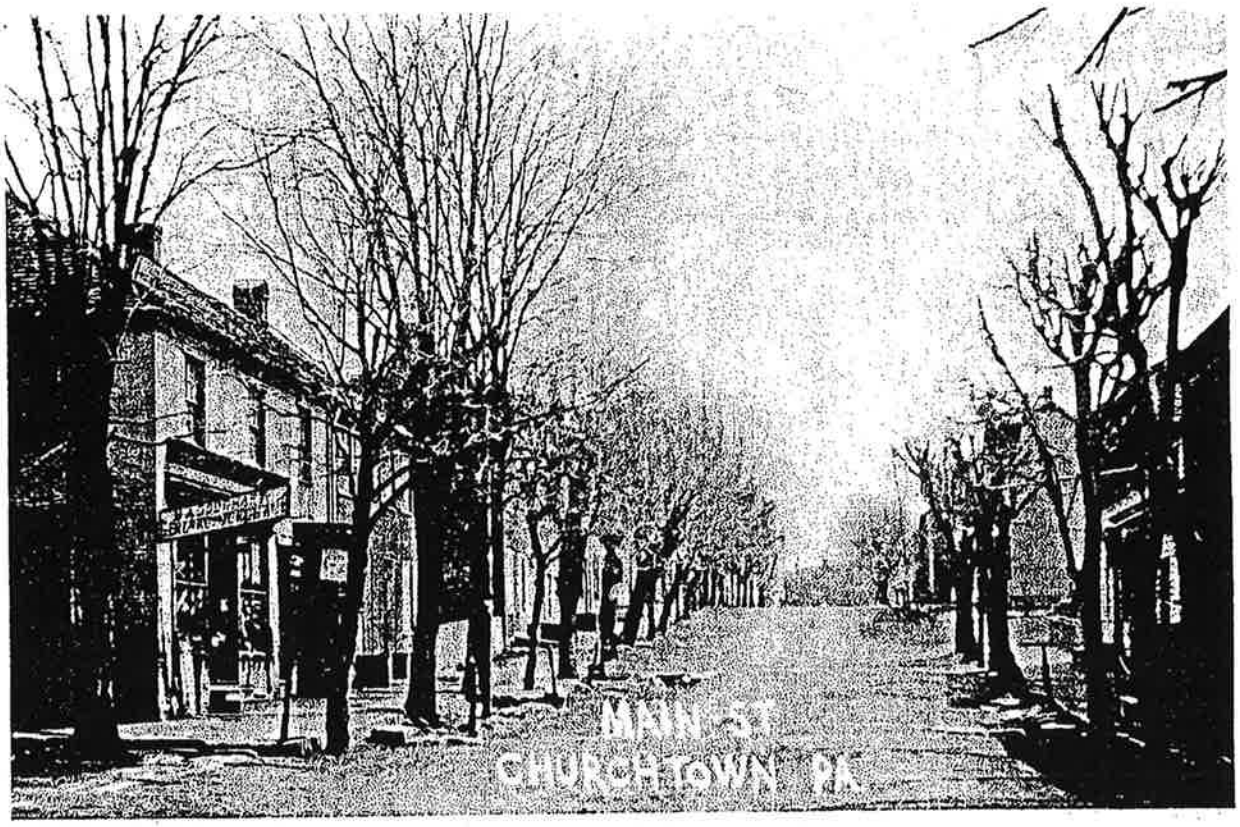
- Spacing between buildings should VARY.
- Building type and appearance should VARY SIGNIFICANTLY. Pick at least 3 or 4 basic building types, intermingle their locations, and vary the materials used on same-type buildings.



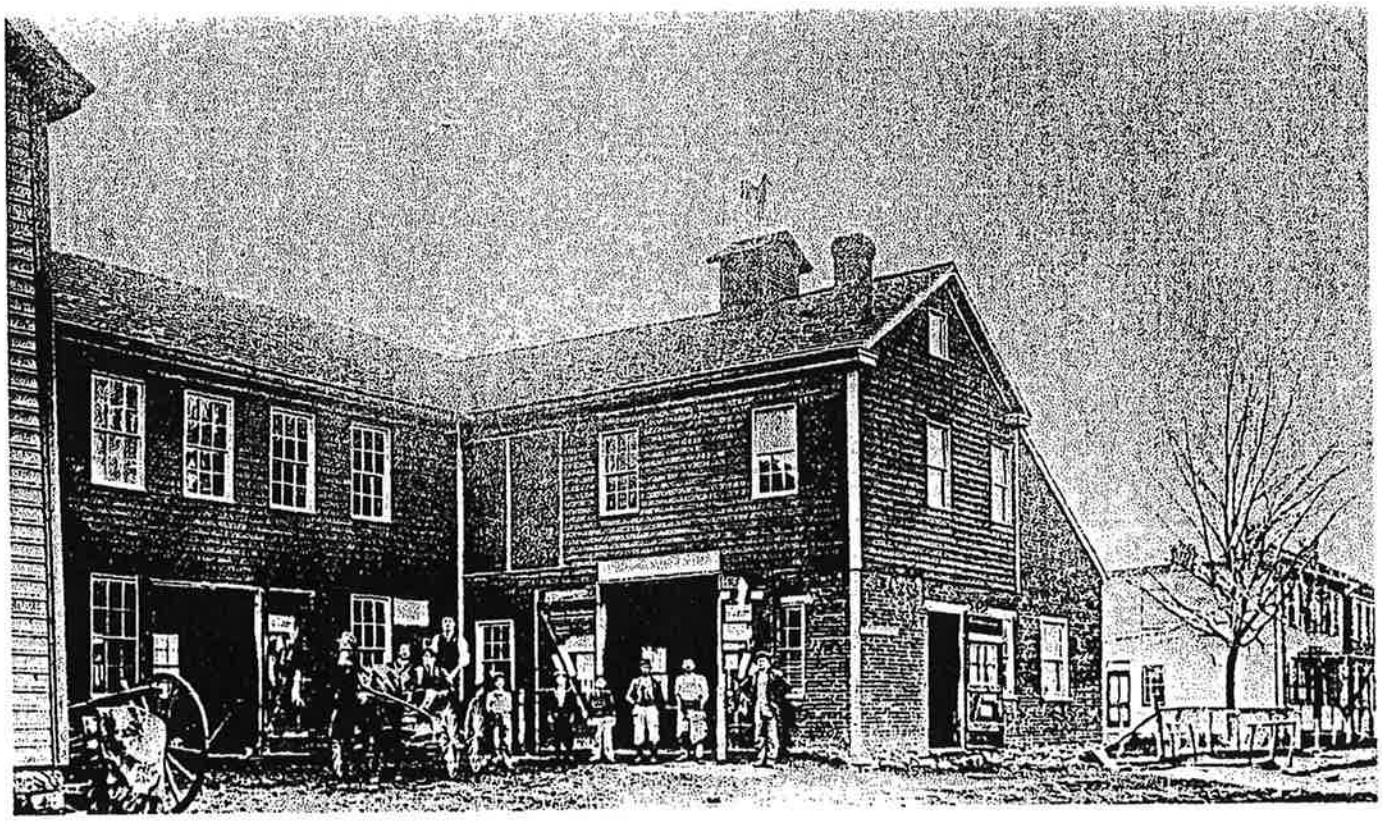
NOTE: ANY OR ALL OF THESE BUILDINGS COULD BE DUPLEXES OR APARTMENTS! MOST JUST DON'T LOOK IT FROM THE OUTSIDE.



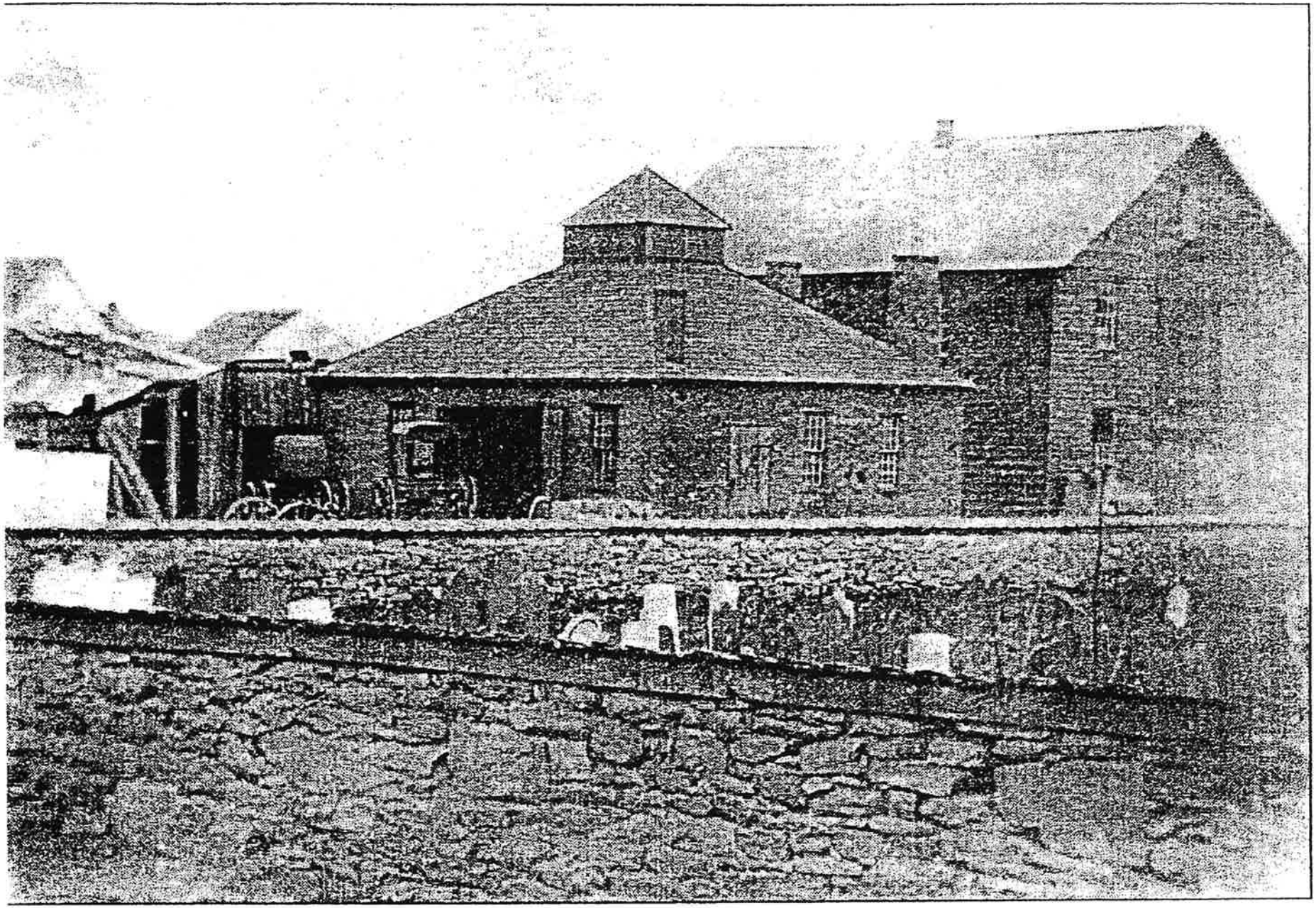
*APPROPRIATE EXAMPLES*



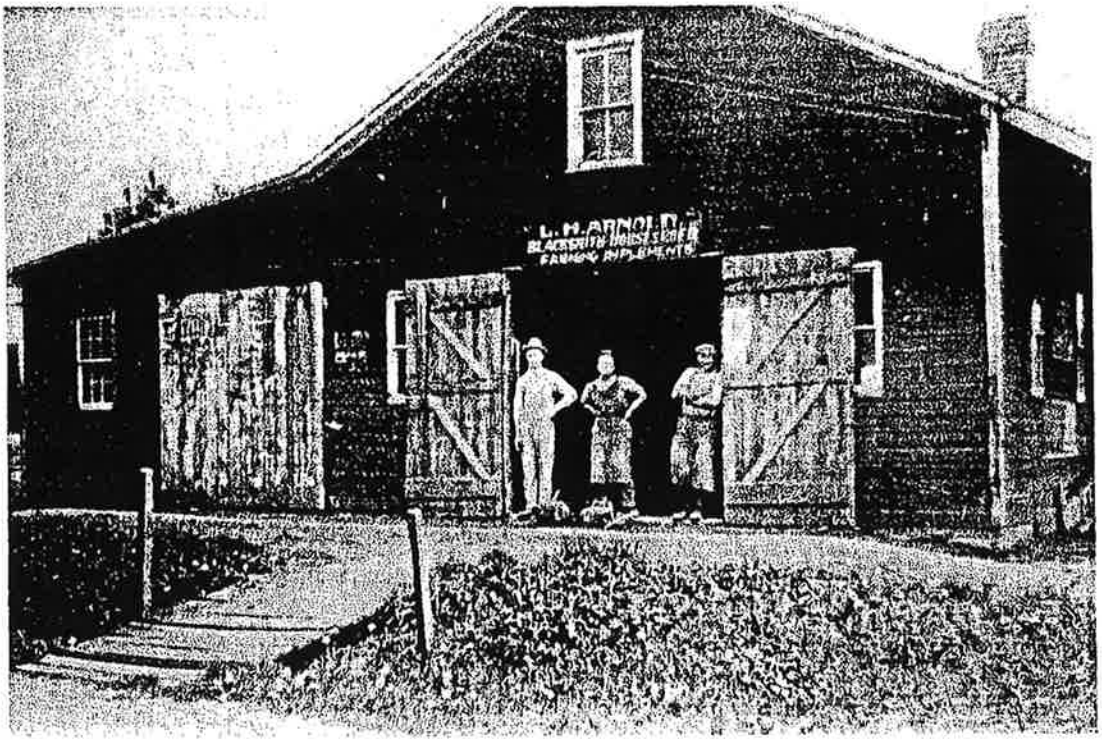

Main St., Churchtown, c.1910. – Courtesy of Quentin and Dorothy Zell.



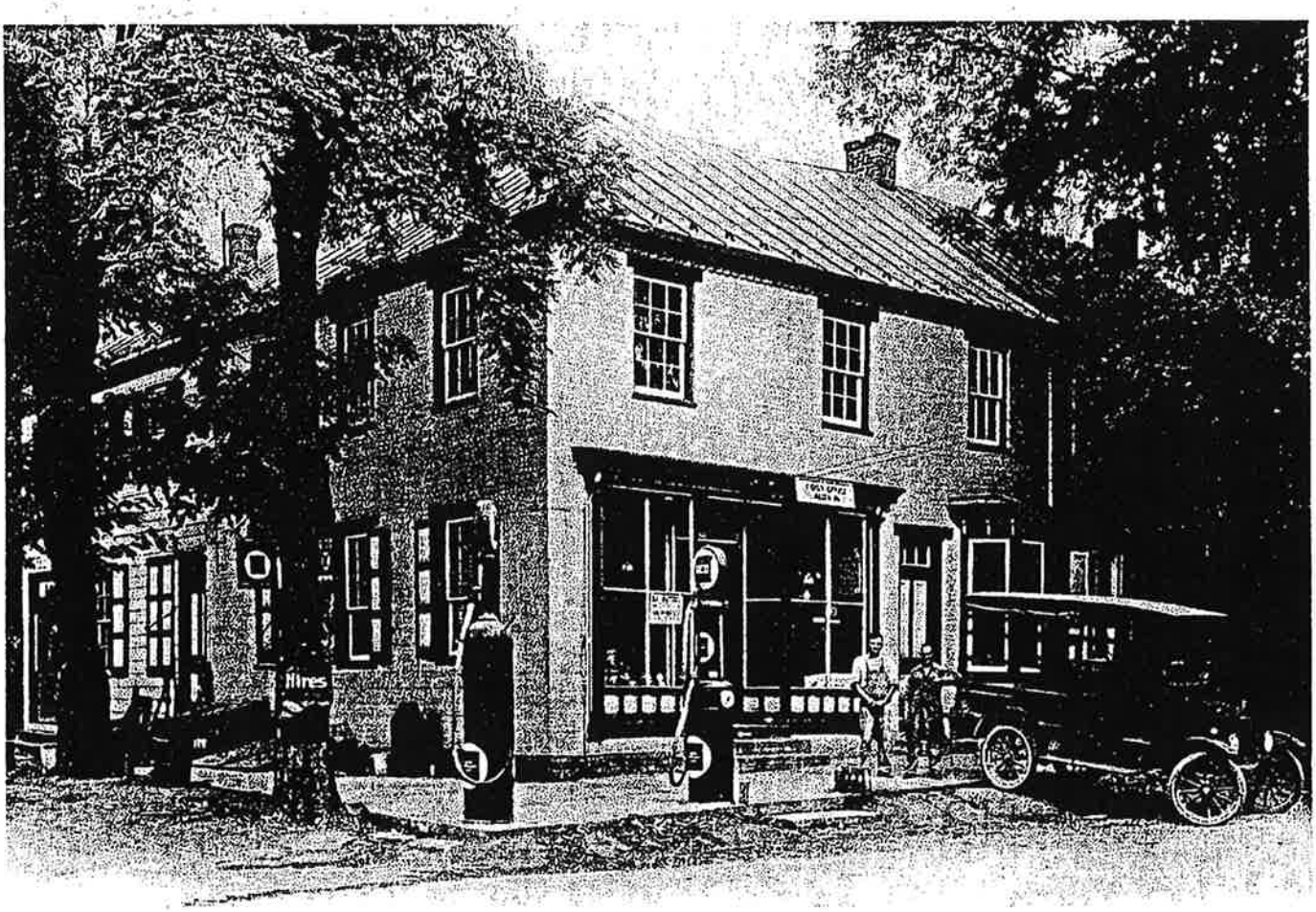
Blacksmith and wagonmaker shop of John D. Zell Jr. in Churchtown, c.1910. – Courtesy of Quentin and Dorothy Zell.



1875 photo of Churchtown.
*CCHS Photo Archives*




L. H. Arnold Blacksmith Shop in Churchtown, c.1920. – Courtesy of Jacob L. Heisey.




Store and post office in Churchtown (Allen), July 1925. Albert E. Enck, Reily B. Urich. – CCHS.