

- (3) Any building or structure exceeding 35 feet in height shall have an addressable fire alarm system.
  - (4) Any building or structure exceeding 35 feet in height shall have appropriate signage and emergency lighting in all stair towers.
  - (5) All fire hydrants shall be equipped with Storz fittings approved by the local fire department.
  - (6) Knox box (key repository for use of emergency personnel) shall be installed at each entrance to any building or structure greater than 35 feet in height.
- D. Parking Standards for Joint Use. Where a parking area is intended for the joint use of two or more distinct land use activities, the total parking area required shall be the same as required for those uses computed separately, minus 10% of the total number of spaces required. Refer to § 27-305 of this Chapter for parking standards in a major mixed use development. Refer to § 27-306 of this Chapter for parking standards in an incentivized development.
- E. Loading docks, utility meters, HVAC equipment, trash dumpsters and other service functions shall be incorporated into the overall design theme of the building so that the architectural design is continuous. These areas shall be located and screened so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets.
- F. Only one principal use is permitted on a lot by-right within the ED District unless part of a mixed use development or an incentivized development. In the event of a conflict between the provisions of a mixed use development or an incentivized development and the provisions of the underlying district, the provisions of the mixed use development or the incentivized development shall prevail, depending upon the development option chosen. If the standards in the major mixed use development option and the incentivized development option are silent in relation to any development standard, the development standard identified in the underlying district shall prevail.
- G. In order to expedite the review and approval process, any adaptive reuse project within the ED District may submit land development plans for preliminary and final approval.
22. Data Centers and Disaster Recovery Facilities. Data centers and disaster recovery facilities which are permitted as principal permitted uses in the ED Economic Development District and the M-1 Industrial District shall be subject to the following additional standards:
- A. Ancillary uses permitted in a data center or disaster recovery facility include offices and computer stations necessary for the operation of the facility, uninterrupted power source (UPS) rooms, back-up generators, and fuel storage, but may not include company offices, retail uses, or customer service operations.
  - B. Where a data center or disaster recovery facility is located adjacent to a residential or institutional property or zoning district, the following conditions shall apply:
    - (1) No barbed or razor wire shall be visible from neighboring residential or

institutional properties or districts.

- (2) Any backup generators or power systems shall be either:
  - (a) Fully enclosed within the principal structure.
  - (b) Located no closer than 200 feet from the nearest residential property or district.
- C. No data center or disaster recovery facility or associated structures, including backup generators and fuel storage, may be located between the 100-year and 500-year flood elevations as shown in the most recent Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency for the Township.
- D. No data center or disaster recovery facility shall be located within the conical, horizontal, transitional, primary or approach surface zones for an airport.
- E. No data center or disaster recovery facility shall be located within 800 feet of a railroad, railroad station or railroad yard and freight station.
- F. The volume of sound inherently and recurrently generated by the use shall not exceed the standards in this Section at the property boundary of the receiving land use.
  - (1) Sound levels shall be measured with a sound level meter and associated octave band filter manufactured according to standards prescribed by the American Standards Association on May 12, 1958.
  - (2) Objectionable sounds of an intermittent nature shall be controlled so as not to become a nuisance to adjacent uses.
  - (3) Maximum sound pressure levels shall not exceed those provided in the following table:

Octave Band (cycles per second)	Maximum Sound Pressure Level in Decibels (0.0002 dynes per square centimeter)
0-74	72
75-149	67
150-299	59
300-599	52
600-1,199	46
1,200-2,399	40
2,400-4,800	34
Above 4,800	32

- G. The emission of any smoke, odorous gases or other odorous matter or steam in quantities that are offensive or noisome at any point along the boundary with an adjacent zoning district or residential property shall be prohibited.
- H. No direct or reflected glare or heat from any source shall be detectable in objectionable amounts beyond the boundaries of the zoning district in which the use is located or at

the boundary with an adjacent residential property.

- I. Every use shall be operated so that ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point along any boundary of the zoning district in which the use is located or at the boundary with an adjacent residential property.
23. Hospital, Specialty Hospital and Medical Center Uses. Hospital, specialty hospital and medical center uses, where permitted, shall be subject to the following standards:
- A. The use shall front on and have direct access to a collector or arterial road.
  - B. Emergency and service entrances shall be located so as to be least offensive to adjoining residential uses.
  - C. Where the use adjoins existing residential uses or a residential district, buffer planting shall be provided in a twenty-five-foot buffer yard in accordance with the provisions of § 27-502, Subsection 7C.
  - D. Parking areas shall be adequately screened from any existing adjacent residential use or residential district.
  - E. When proposed as an accessory use to a hospital, specialty hospital, an athletic facility or health club and a health and wellness center shall meet the district regulations, bulk and other requirements for the proposed facility it is to be accessory to, as well as separate parking requirements outlined in Schedule II.
  - F. When proposed as an accessory to a hospital, an ambulatory surgical center shall meet the district, bulk and parking regulations applicable to the primary hospital use.
24. Lawful Use Not Otherwise Permitted. This section is intended to provide, by conditional use, for any lawful use that is required to be permitted by the Pennsylvania Municipalities Planning Code and which is not otherwise permitted in any other use categories described in this Section. A lawful use not otherwise permitted shall be subject to the following requirements in addition to the regulations found in § 27-704 of this Chapter:
- A. The use must comply with the open space, impervious surface, area, lot area, and dimensional requirements of the district in which the use is proposed.
  - B. The applicant must demonstrate that the use proposed will comply with all permit requirements of the Pennsylvania Department of Environmental Protection or any other commonwealth or Federal government agency which regulates such use.
  - C. A buffer area shall be established in accordance with the conditions imposed upon the granting of conditional use approval which is sufficient to adequately screen the lawful permitted use from other uses in the vicinity. The buffer area shall be of sufficient width to protect the surrounding area from the objectionable effects of the proposed use, including, but not limited to, noise, dust, vibration, odor, illumination, visual effects and the like.
  - D. In addition, conditional use approval will only be granted by the Board of Supervisors

after it has determined that the granting of such will not result in additional threats to public safety or extraordinary public expense, create nuisances, cause fraud or victimization of the public or conflict with local laws or ordinances.

25. Research Facility. A research facility, where permitted, shall meet the following criteria:
  - A. The site shall front on or have access to a collector or arterial roadway.
  - B. A research facility shall be a conditional use in the Industrial District and in the C-1 Commercial District.
  - C. A research facility may not maintain operations at a biological safety level greater than Biosafety Level 2, in case of animal research facilities an Animal Biosafety Level 2 (or equivalent or comparable safety level in nonbiological facilities), as determined by Federal law and as regulated through the United States Department of Health and Human Services, the United States Public Health Service, the Centers for Disease Control and Prevention, the National Institutes of Health, or their successors or equivalents in the natural, social or physical sciences.
  - D. A research facility must comply with all applicable Federal, State, and local regulations pertaining to its use, and must provide facilities, staff, and established practices that reasonably ensure appropriate levels of environmental quality, safety, security, and care.
26. Indoor Shooting Range. Indoor shooting ranges shall be subject to the following additional standards:
  - A. All activities associated with the discharge of firearms at an indoor shooting range shall take place within an enclosed building. No such activities shall take place outdoors.
  - B. Sound abatement shields, sound scrubbers or equivalent barriers shall be installed on shooting ranges so as to keep all noise, sounds, concussions, and vibrations within the boundary lines of the property in question, unless significant natural barriers exist that provide the same level of protection, noise abatement, and control.
  - C. All indoor activities, including shooting of projectiles and storage of projectiles, shall comply with the most current published standards and guidelines of the National Rifle Association and Field Archery Association, as applicable.
  - D. The storage of ammunition shall be limited to only that utilized for each day's activity, and in no event shall ammunition remain on the property for greater than 24 hours. The storage of live ammunition may only occur indoors in an area secured from general access.
  - E. The number of active shooters shall be limited to the number of firing points or stations identified on the development plan.
  - F. Illegal substances, drugs, and alcoholic beverages are prohibited.
27. Transient Business.
  - A. All transient businesses defined herein must first obtain a permit for its operation issued

by the Zoning Officer. The permit must specify the type of product; and no business may sell other types of products not enumerated in the license. The license must be displayed on the business premises or be in the possession of the on-site business agent at all times that the business is in operation and be available for inspection by any authorized Township official. The Board of Supervisors shall establish the permit requirements by resolution hereinafter adopted.