

428.10 Existing Lighting

The installation and/or upgrading of any existing lighting as defined by this Ordinance shall comply with the requirements of this Ordinance.

Section 429 Alternative Energy Systems Design Requirements

429.1. Solar Energy

1. Permit Required - No person shall install, construct or otherwise implement any solar panel(s) or solar energy collector(s) for a building or structure, residential or commercial, within the Township, without first obtaining a permit from the Township. No person shall repair or modify any existing solar panel(s) or solar energy collector(s) in the Township without first obtaining a permit from the Township.
2. Fees - All applicants for a solar panel(s) or solar energy collector(s) permits shall pay all fees for application and inspection as established by resolution of the Board of Supervisors, from time-to-time. No application shall be considered complete and processing of said application shall not begin, until the fee is paid.
3. Regulations for Solar Panels and Solar Energy Collectors - All solar panels and solar energy collectors installed and/or repaired or modified within the Township shall comply with all of the following:
 - A. An applicant shall comply with the Uniform Construction Code Act 45 (UCC), as amended for solar panels and solar energy collectors, in addition to the requirements of this Section. In the event of a conflict between the provisions of this Section and the UCC, the UCC requirements shall control.
 - B. All solar panels and solar energy collectors shall be accessory to the principal use of the lot and shall be located on the same lot as the principal use which they serve.

- C. All solar panels and solar energy collectors shall be located so as not to cast glare upon any neighboring properties or any public or private street.
- D. Solar panels and solar energy collectors shall be located to minimize visual impact to neighboring properties.
- E. Solar panels and solar energy collectors shall not create any additional heat load upon neighboring properties.
- F. All solar panels and solar energy collectors which are not mounted on the principal use building on a lot shall be located in the rear or side yards, only.
- G. All solar panels and solar energy collectors shall be promptly removed and properly disposed of when damaged or otherwise no longer in use.
- H. There shall be no commercial use of solar panels or solar energy collectors. Energy generated in excess of the requirements of the principal use of the property may be purchased or acquired by a public utility in accordance with the law or other government regulations.
- I. Solar panels and solar energy collectors shall be set back a minimum of fifteen (15) feet or up to 125% of the height of the solar panel or solar energy collector (if not attached to the principal use building or structure), whichever is greater.
- J. No point of a solar panel, solar energy collector or its support structure, which is not attached to the principal use building or structure, shall exceed a height of eighteen (18) feet.
- K. Solar panels or solar energy collectors which are attached to the principal use building or structure, may, when attached, cause said building or structure to exceed the maximum height requirements of the zoning district in which it is located by no more than thirty-six (36) inches.

429.2 Non-Commercial Windmills for Residential Wind Energy Generation

1. Power generated by a windmill under this Section shall not exceed 10 KW. There shall be no commercial use of the windmills for the generation of energy, except for that energy generated in excess of the requirements of the property and purchased by a public utility in accordance with the law or other government regulations.
2. Wind energy generation shall be limited to one (1) windmill per lot or tract of land.
3. The applicant shall demonstrate that the proposed site has sufficient wind for the continued and proper operation of the windmill.
4. The maximum height of any windmill, measured from the average approved finished grade at the perimeter of the windmill foundation to the highest vertical point of a blade at its maximum vertical position, shall not exceed forty five (45) feet.
5. No windmill shall be placed in a front yard.
6. Only single pole (monopole) windmill structure shall be permitted. A windmill pole shall be self-supporting upon its foundation, i.e., no guy wires shall be permitted.
7. No windmill shall be placed closer to a property line, occupied structure, utility, utility line, structure or fuel source, than the distance measured by its height plus twenty-five percent (25%) of its height, measured in feet.
8. No windmill blade at its lowest point shall be closer to the surface of the ground than fifteen (15) feet.
9. The proposed location of the windmill shall be demonstrated to protect and maintain, to the greatest extent possible, existing view sheds of the subject property and those of surrounding properties. In addition, the design color and other visual features of the windmill shall be designed and installed in such a

manner so as to create the least visual impact practicable. The applicant shall demonstrate compliance with this section by, among other things, providing photographic perspectives of the proposed site from all sides of the property, adjacent road ways and neighboring properties (with permission of the owners).

10. The proposed location and operation of the windmill shall be demonstrated not to interfere with any broadcast, radio, wireless or other telecommunication signals or facilities. In all cases, the location of a windmill shall be clear of and shall not interfere with any existing trees, structures, wires and the like.
11. All utilities, lines, cables, wires and other connections to or from the windmill and any other structure associated with the windmill shall be at or below grade.
12. Windmills shall not be lighted except as otherwise required by law.
13. There shall be no antennas, advertising or other items or material affixed to or otherwise placed on the windmill, except those required for safety or otherwise permitted by the Township.
14. Access to a windmill shall not be provided any lower than fifteen (15) feet at the highest point of the windmill base.
15. Caution signs shall be placed at the setback limit warning of ice and blade throws. Signs shall be placed at 100' intervals, no lower than three feet (3') high and a minimum of one (1) square foot, maximum of two (2) square feet reading CAUTION: FALLING OBJECTS. Each sign shall also contain the name and address of the property owner.
16. A site plan shall be prepared and certified by a professional engineer, registered in the commonwealth of Pennsylvania, and submitted with, and as part of, the zoning permit application. Applications submitted without a site plan shall be returned to the applicant as incomplete. The site plan shall contain at a minimum, in addition to the other requirements of this Section, the following: (Amended by Ordinance 2012-1)

- A. Property boundaries and identities of neighboring property owners.
- B. The location of all man made structures on the property, as well as all man made structures within two hundred (200) feet of the proposed windmill.
- C. All wires, and overhead structures, both natural and man made.
- D. Soil type(s) where the foundation will be constructed.
- E. Complete structural and construction details, including narrative descriptions, demonstrating how the foundation, support and other parts of the windmill will be constructed, installed and maintained, together with the safety features proposed to prohibit unauthorized access.
- F. All new structures, together with any alterations to or modifications of existing structures, proposed in connection with the windmill installation.
- G. The applicant shall demonstrate that should the windmill fall, it will fall within the setback prescribed by Section 429.2.7; otherwise the applicant shall provide sufficient setbacks in addition to those prescribed by Section 429.2.7 to comply with the setback area demonstrated by the applicant. In no case shall the setbacks be reduced below those prescribed by Section 429.2.7. (Amended by Ordinance 2012-1)
- H. Information regarding the speed of operation and the braking mechanism(s). No windmill shall be permitted which lacks an automatic braking, governing or feathering system to prevent uncontrolled rotation, over-speeding and/or excessive pressure on the windmill or any of its component parts.

17. An applicant shall comply with the Uniform Construction Code Act 45 (UCC), as amended for windmills, in addition to the requirements of this Section. In the event of a conflict between the provisions of this Section and the UCC, the UCC requirements shall control.

18. Removal of windmills.
 - A. Any windmill which has not been in active and continuous service for a period of one (1) year shall be removed from the property to a place of safe and legal disposal.

 - B. All structures, enclosures and other appurtenances, accessory to the windmill, shall be completely removed from the property to a place of safe and legal disposal.

 - C. The windmill shall be removed and the former windmill site restored to as natural condition as possible within six (6) months after termination of the one (1) year cessation of active and continuous use period.

19. Certifications and Inspections.
 - A. National and State Standards - The applicant shall demonstrate compliance with all applicable manufacturer's, Commonwealth of Pennsylvania, and U.S. standards for the construction, operation and maintenance of the proposed windmill, including without limitation, back feed prevention and lightning grounding. Windmills shall be built, operated and maintained to the applicable industry standards of the Institute of Electrical and Electronic Engineers (IEEE) and the American National Standards Institute (ANSI). The applicant for a windmill shall furnish evidence, under the signature of a professional engineer, licensed to practice in the Commonwealth of Pennsylvania, that the windmill is in compliance with such standards.

- B. No windmill shall commence operation until the Township has certified in writing that the conditions of this Section have been satisfied and the windmill has been constructed and installed in accordance with the approved plans and specifications.

429.3 Non-Commercial Windmills for Non-Residential Wind Energy Generation

- 1. Except as otherwise provided in the Township Zoning Ordinance, windmills shall be considered accessory structures and the generation of energy as an accessory use, only in non-residential districts, or for existing non-residential uses and only in accordance with this Section. Power generated by a windmill under this Section shall not exceed 20KW. There shall be no commercial use of the windmills for the generation of energy, except for that energy generated in excess of the requirements of the property and purchased by a public utility in accordance with the law or other government regulations.
- 2. Wind energy generation shall be limited to one (1) windmill per lot or tract of land, unless the applicant shall demonstrate that the energy provided by a single windmill is insufficient to provide energy for the tract or property. In no event shall any property contain more than three (3) windmills.
- 3. The applicant shall demonstrate that the proposed site has sufficient wind for the continued proper operation of the windmill.
- 4. The maximum height of any windmill, measured from the average approved finished grade at the perimeter of the windmill foundation to the highest vertical point of a blade, at its maximum vertical position, shall not exceed fifty five (55) feet.
- 5. No windmill shall be placed in a front yard.
- 6. Only single pole (monopole) windmill structures shall be permitted. A windmill pole shall be self-supporting upon its foundation, i.e., no guy wires shall be permitted.

7. No windmill shall be placed closer to a property line, occupied structure, utility, utility line, structure or fuel source, than the distance measured by its height plus twenty-five percent (25%) of its height, measured in feet.
8. No windmill blade at its lowest point shall be closer to the surface of the ground than fifteen (15) feet.
9. The proposed location of the windmill shall be demonstrated to protect and maintain existing view sheds, to the greatest extent possible, of the subject property and those of surrounding properties. In addition, the design color and other visual features of the windmill shall be designed and installed in such a manner so as to create the least visual impact practicable. The applicant shall demonstrate compliance with this section, by among other things, providing photographic perspectives of the proposed site from all sides of the property, adjacent road ways and neighboring properties (with permission of the owners).
10. The proposed location and operation of the windmill shall be demonstrated not to interfere with any broadcast, radio, wireless or other telecommunication signals or facilities. In all cases, the location of a windmill shall be clear of and shall not interfere with any existing trees, structures, wires and the like.
11. All utilities, lines, cables, wires and other connections to or from the windmill and any other structure associated with the windmill shall be at or below grade.
12. Windmills shall not be lighted except as otherwise required by law.
13. There shall be no antennas, advertising or other items or material affixed to or otherwise placed on the windmill, except those required for safety or otherwise permitted by the Township.
14. Access to a windmill shall not be provided any lower than fifteen (15) feet at the highest point of the windmill base.

15. Caution signs shall be placed at the setback limit warning of ice and blade throws. Signs shall be placed at intervals of one hundred (100) feet, no lower than three (3) feet high and a minimum of one (1) square foot, maximum of two (2) square feet reading CAUTION: FALLING OBJECTS. Each sign shall also contain the name and address of the property owner.

16. A site plan shall be prepared and certified by a professional engineer, registered in the Commonwealth of Pennsylvania, and submitted with, and as part of, a zoning permit application. Applications submitted without a site plan shall be returned to the applicant as incomplete. The site plan shall contain at a minimum, in addition to the other requirements of this Section, the following: (Amended by Ordinance 2012-12)
 - A. Property boundaries and identities of neighboring property owners.
 - B. The location of all man made structures on the property, as well as all man made structures within two hundred (200) feet of the proposed windmill.
 - C. All wires, and overhead structures, both natural and man made.
 - D. Soil type(s) where the foundation will be constructed.
 - E. Complete structural and construction details, including narrative descriptions, demonstrating how the foundation, support and other parts of the windmill will be constructed, installed and maintained, together with the safety features proposed to prohibit unauthorized access.
 - F. All new structures, together with any alterations to or modifications of existing structures, proposed in connection with the windmill installation.

- G. The applicant shall demonstrate that should the windmill fall, it will fall within the setback prescribed by Section 429.3.7; otherwise the applicant shall provide sufficient setbacks in addition to those prescribed by Section 429.3.7 to comply with the setback area demonstrated by the applicant. In no case shall the setbacks be reduced below those prescribed by Section 429.3.7. (Amended by Ordinance 201201)
 - H. Information regarding the speed of operation and the braking mechanism(s). No windmill shall be permitted which lacks an automatic braking, governing or feathering system to prevent uncontrolled rotation, over-speeding and/or excessive pressure on the windmill or any of its component parts.
17. An applicant shall comply with the Uniform Construction Code Act 45 (UCC), as amended for windmills, in addition to the requirements of this Section. In the event of a conflict between the provisions of this Section and the UCC, the UCC requirements shall control.
18. Removal of windmills.
- A. Any windmill which has not been in active and continuous service for a period of one (1) year shall be removed from the property to a place of safe and legal disposal.
 - B. All structures, enclosures, and other appurtenances, accessory to the windmill shall also be completely removed from the property to a place of safe and legal disposal.
 - C. The windmill shall be removed and the former windmill site restored to as natural condition as possible within six (6) months after termination of the one (1) year cessation of active and continuous use period.

19. Certifications and Inspections

- A. National and State Standards - The applicant shall demonstrate compliance with all applicable manufacturer's, Commonwealth of Pennsylvania, and U.S. standards for the construction, operation and maintenance of the proposed windmill, including without limitation, back feed prevention and lightning grounding. Windmills shall be built, operated and maintained to be applicable industry standards of the Institute of Electrical and Electronic Engineers (IEEE) and the American National Standards Institute (ANSI). The applicant for a windmill shall furnish evidence, over the signature of a professional engineer licensed to practice in the Commonwealth of Pennsylvania that such windmill is in compliance with such standards.
- B. No windmill shall commence operation until the Township has certified in writing that the conditions of this Section have been satisfied and the windmill has been constructed and installed in accordance with the approved plans and specifications.

20. Industrial wind energy generation and wind energy generation for commercial sale to users or customers not located on the property where the energy is generated are incompatible with the Township Comprehensive Plan, the intent of this Ordinance, and the general health, safety and welfare and are therefore not permitted.

429.4 Outdoor Wood Fired Boilers

- 1. Permit Required - No person shall install, construct or otherwise implement any outdoor wood fired boiler, within the Township, without first obtaining a permit from the Township.