

ARTICLE 3

ZONING MAP DISTRICTS AND BOUNDARIES

301 Zoning Map: A map entitled "Summit Township Zoning Map" is hereby adopted as part of this ordinance.

The zoning and transportation map shall be kept on file, available for examination, at the Township Municipal Building.

302 Transportation Map: A map entitled "Summit Township Transportation Map" is hereby incorporated as part of this ordinance. The transportation map represents the Township's Comprehensive Transportation Plan and includes existing and proposed public streets and roads throughout Summit Township including marginal access service roads. For the purpose of maintaining the integrity of the Transportation Map and Comprehensive Transportation Plan, no permit shall be issued for any building or sign structure within the lines of any street or road shown or laid out on the Transportation Map.

In cases where the proposed use of property is adversely affected by the Transportation Map and Comprehensive Transportation Plan, the owner of the property may request that the governing body consider altering the Plan so as to provide relief.

303 Zoning Districts: The Township is divided into thirteen (13) districts shown by the district boundaries on the Zoning Map and known as:

- A-1 Agriculture
- A-2 Agriculture
- R-1 Residential
- R-2 Residential
- R-3 Residential
- T-1 Transitional
- B-1 Business
- B-2 Business
- I-1 Industrial
- I-2 Industrial
- I-3 Industrial
- IP Industrial Park
- LIP Light Industrial Park

304 District Boundaries: The boundaries of the Zoning Districts shall be as shown upon the Zoning Map entitled "Summit Township Zoning Map". Where uncertainty exists with respect to the boundaries of the various Zoning Districts, the following rules shall apply:

1. Where a Zoning District boundary approximately follows the Center Line of a Street or Road the center line of such street or road shall be interpreted to be the Zoning District boundary.
2. Where a Zoning District boundary approximately parallels a street lot line or road lot line - The boundary shall be interpreted as being parallel to it and at such distance from it as indicated on the Zoning Map. If no distance is given, such dimension shall be determined by the use of the scale shown on the official Zoning Map.
3. Where a Zoning District boundary approximately follows a lot line - The lot line shall be interpreted to be the Zoning District boundary.
4. Submerged Areas - All areas within the Township which are under water and are bounded by two or more zoning districts the boundary lines of these districts shall be extended to the center of the body of water.
5. Classification of Annexed or Unzoned Lands - For zoning purposes all areas annexed to the Township or which are discovered to be unzoned due to administrative oversight or a change in municipal boundaries shall be classified as "R-1" Rural Residential until such time as the Ordinance and Map are officially amended to include the annexed or excluded areas and classify them in accordance with the Township's Comprehensive Plan.
6. Vacation of Public Ways - Whenever any street, road or way is vacated, the Zoning District or Districts adjoining such street road or way, shall be automatically extended to the center of such vacated area.
7. Boundary Determination Problems - Where it is not possible or practical for the Zoning Officer to determine the location of a zoning district boundary line after consulting with the governing body regarding the location of said line, or if a petitioner contests the Zoning Officer's determination of the boundary, the Zoning Hearing Board, upon appeal, shall determine and establish the location of said boundary line.

8. All distances pertaining to the delineation of zoning districts as shown on the Zoning Map shall be measured from the existing road right-of-way line when such distance is measured from a public road.

305 Agriculture Districts

A. Purpose: A-1 - To preserve or encourage the preservation of agricultural land. This district is established to provide space that will be used primarily for agricultural activities and to protect such areas against unjustifiable urban encroachment.

A-2 - To provide a buffer or transition area between residential and agricultural districts.

306 Residential Districts: Consists of areas designated for residential usage, district zone designations are limited to agricultural uses, dwellings, and uses normally associated with residential neighborhoods.

307 Business Districts: Areas designated for business, districts "B-1" and "B-2" are limited to commercial and research industrial uses. By defining compact areas for such uses, better fire protection, police protection and utilities may be provided. Most industrial uses are excluded in order to reduce the hazards caused by extensive truck and rail movements normally associated with such uses. However, research industrial uses and certain light industrial uses are permitted if they are of such nature that they do not cause these hazards and if they meet the specific requirements set forth in this ordinance. To facilitate efficient traffic movement and promote highway safety, it is required that a developer submit a site plan showing ingress and egress points, building size and parking facilities.

308 INDUSTRIAL DISTRICTS

A. I-1 Industrial District: The purpose of the industrial district is to provide suitable space for existing industries and their expansion, as well as future industrial development. Performance standards, loading parking specifications and yard regulations are set forth in the Ordinance in order to insure, insofar as possible, safe, non-objectionable industrial installations.

B. I-2 Industrial District: The purpose of this district is to provide a district in the Summit Township Zoning Ordinance consonant with the applicable decisions of the Erie County Court of Common Pleas of Erie County, Pennsylvania, and the Commonwealth Court of Pennsylvania regarding the request for curative amendment by the Erie Disposal Company relating to the operation of the Lake View Landfill. Said decisions having been handed down by the court.

C. I-3 Industrial District: The purpose of the I-3 Industrial District is to designate a district (or districts) in the Summit Township Zoning Ordinance to provide suitable space for "drop-off centers" as that term is defined herein.

309 Industrial Park and Light Industrial Park:

These areas are created to be developed exclusively to industrial activity but with more restrictions than an industrial designation. The purpose of these districts are to encourage the use of industrial park development. Such development treats a large expanse of land as an industrial subdivision by planning, constructing, servicing and maintaining it in a manner that will make resourceful use of the land, increase compatibility and attractiveness of these uses to each other, and protect the Township's advantage in attracting industry.

All requirements for this district are listed in the Industrial Park section of this ordinance, Article 5.

310 Permitted uses: The principal use or uses on special exceptions for each district are shown in the following tables: 310.1, 310.2, 310.2A, 310.3, 310.4, 310.5. Uses given in the following categories shall be according to the common meaning of the term or definitions given in Article 2.

311 Transitional District:

An area designated to permit light business uses and residential uses to mix, allowing, but controlling, through traffic volume and building size, various uses (no big box retail). A district where the residential character of the area will be maintained and preserved utilizing buffers of natural (wooded) or man made barrier to separate different zoning uses. This designation broadens the use of properties otherwise affected by nearby business, industry or major thoroughfares. (Added 4/12/02)

311.01 General Criteria for a Transitional District is as follows: (Added 4/12/02)

(A) Decorative Front Façade for Buildings

1. No plain block walls. (i.e. - use brick, split-face, shadow block etc.)
2. No florescent colors (i.e. - use earth-tone colors etc.)

(B) Driveways

1. Traffic volume maximum of 1,500 per day (using criteria set forth in PaDOT 441 regulations - "Medium Use").

(C) Landscaping & Buffer Strips

1. A minimum of 30% of the area shall be landscaped. Of that landscaping 25% must be perimeter & 5% must be interior.
2. Minimum 20-foot width planting strip across entire front yard
3. Minimum 25-foot width buffer strip for side and rear yards (if not adjacent to different zoning districts); densely planted with mixed hardwood and evergreens - when mature creating a natural wooded barrier. (see new definition/densely planted)
4. Minimum 50-foot buffer strips required between residential & transitional districts; densely planted with mixed hardwood and evergreens - when mature creating a natural wooded barrier. (see new definition/densely planted)
5. Preservation of existing native growth (over 6 inches) whenever possible. Photographs to be provided with landscape plan.
6. Buildings, driveways (except to access a public roadway), and parking shall not protrude into planting and/or buffer strips (parking on hard surface only).

(D) Lot Coverage

1. 30% maximum buildings
2. 70% maximum impervious (includes building)

(E) Lot Size

1. No maximum or minimum lot size (as long as general criteria can be met)
2. For residential uses, minimum lot areas and maximum lot coverage are as listed in table 312.02. Landscaping/buffer strips would apply to development perimeter.

- (F) **Maximum Building Height**
 - 1. 45 feet
 - 2. May be increased if front, rear & side yard are increased one foot for each one foot of increased height, excluding stand-alone signs.
- (G) **Minimum Distance Between Structures**
 - 1. Commercial = 20'
 - 2. Residential = 14'
- (H) **Off-Street Parking**
 - 1. Off-street parking to the front of the development shall not exceed 10% of the required spaces.
- (I) **Outdoor Display Areas**
 - 1. Not permitted unless by Special Event Permit.
- (J) **Outside Storage**
 - 1. None permitted.
- (K) **Utilities**
 - 1. Underground encouraged on premises.

311.02 "Use Specific Criteria for a Transitional District" is added as follows:

- (A) **Recreation - Outdoor**
 - 1. Hours of operation; 7:00a.m. - 11:00 p.m.
- (B) **RESTAURANTS/CAFES**
 - 1. Eat-in Only - no "Drive-Through"
- (C) **VETERINARY CLINICS**
 - 1. No outdoor kennels
 - 2. Outdoor exercise runs or similar facilities permitted.
- (D) **SPECIALTY SHOPS**
 - 1. One building may be up to 10,000 sq. ft. maximum size.
 - 2. Remaining buildings must be non-contiguous and 5,000 sq. ft. or less.

312 Lot, Yard and Height Requirements: The minimum lot area per family, maximum coverage by buildings and structures, minimum depth of front yard, minimum depth of rear yard, side yard requirements and maximum height of structures for each district shall be as specified in Table 312.01 and Table 312.02.

TABLE 310.1

A-1 AGRICULTURAL DISTRICT

PERMITTED PRINCIPAL USE

USES ON SPECIAL EXCEPTIONS

Antennae - (on pre-existing structures) (Added 10/05/98)	Antennae & Structures (400.26) (NEW Structures) (Added 10/05/98)
Accessory Buildings	Airports (400.03)
Agriculture	Golf Courses (400.06)
Cemeteries	Home Occupations (400.07)
Churches & Community Houses	Hospitals & Clinics for Humans (400.01)
Essential Services	Kennels & Veterinary Clinics (400.15)
Fire Stations	
Parks & Playgrounds	
Single Family Dwellings	
Specialized Animal Raising and Care	Public Utilities (400.02)
Stables & Riding Academies	Water Recreation & Storage (400.05)

A-2 AGRICULTURAL DISTRICT

PERMITTED PRINCIPAL USE

USES ON SPECIAL EXCEPTIONS

Accessory Buildings	Airports (400.03)
Agriculture	Golf Courses (400.06)
Antennae - (on pre-existing structures) (Added 10/05/98)	
Cemeteries	Home Occupations (400.07)
Churches & Community Houses	Hospitals & Clinics for Humans (400.01)
Essential Services	Kennels & Veterinary Clinics (400.15)
Fire Stations	
Parks & Playgrounds	
Single Family Dwellings	
Specialized Animal Raising and Care	Public Utilities (400.02)
Stables & Riding Academies	Water Recreation & Storage (400.05)

TABLE 310.2
R-1 RESIDENTIAL DISTRICT

<u>PERMITTED PRINCIPAL USE</u>	<u>USES ON SPECIAL EXCEPTIONS</u>
Accessory Buildings	Churches & Community Houses
Agriculture	(400.01)
Antennae -	
(on pre-existing structures) (Added 10/05/98)	
Essential Services	Golf Courses (400.06)
Municipal Bldgs. & Libraries	Home Occupations (400.07)
Parks & Playgrounds	
Schools	
Single Family Dwellings	Public Utility (400.02)
Fences (See Art. II): Four feet in height allowed on side yards; six feet in height on side yards by mutual consent.	Water Recreation & Storage (400.05)

R-2 RESIDENTIAL DISTRICT

<u>PERMITTED PRINCIPAL USES</u>	<u>USES ON SPECIAL EXCEPTIONS</u>
Accessory Buildings	Churches & Community Houses
Agriculture	(400.01)
Antennae -	
(on pre-existing structures) (Added 10/05/98)	
Essential Services	Family Day/Night Care Home (400.08)
Fire Stations	Funeral Homes (400.10)
Municipal Bldgs. & Libraries	Golf Courses (400.06)
Parks & Playgrounds	Home Occupations (400.07)
Schools	Multi Family Dwellings (400.12)
Single Family Dwellings	Public Utilities (400.02)
Two Family Dwellings	Water Recreation & Storage
Fences (See Art. II): Four feet in height allowed on side yards; six feet in height on side yards by mutual consent.	(400.05)

R-3 RESIDENTIAL DISTRICT

<u>PERMITTED PRINCIPAL USE</u>	<u>USES ON SPECIAL EXCEPTIONS</u>
Accessory Buildings	Churches & Community Houses
Antennae -	(400.01)
(on pre-existing structures) (Added 10/05/98)	
Essential Services	Cemeteries (400.27)
Fire Stations	Family Day/Night Care Home (400.08)
Municipal Bldgs. & Libraries	Funeral Homes (400.10)
Parks & Playgrounds	Golf Courses (400.06)
Schools	Home Occupations (400.07)
Single Family Dwellings	Public Utilities (400.02)
Two Family Dwellings	Water Recreation & Storage
Multi Family Dwellings	(400.05)

**TABLE 310.2A
T-1 TRANSITIONAL DISTRICT**

PERMITTED PRINCIPAL USES

All Permitted Principal Uses of the R-3 Residential District

The following "Permitted Principal Uses" of the B-1 Business District:

- Bed & Breakfasts
(owner/operator occupied only)
- Dry Cleaners (Drop-off Services Only)
- Farmers Market & Roadside Stands
- Financial Services
- Government Services
- Laundromats
- Libraries
- Museums
- Offices & Office Buildings
- Personal Services
- Professional Services
- Recreation, Indoor
(Physical Activities Only)
- Recreation, Outdoor
(Physical Activities Only)
- Restaurants (Eat-in Only)
- Specialty Shops

SPECIAL EXCEPTION USES

All Special Exception Uses of the R-3 Residential District.

The following "Special Exception Uses" of the B-1 Business District:

- Veterinary Clinic
(400.15) (311.02C)
- Clinics for Humans
(400.01)
- Personal Care Boarding Homes (400.08)

NOTE: See T-1 District "General Criteria", Section 311.01 and "Specific Criteria" Section 311.02

**TABLE 310.3
B-1 BUSINESS DISTRICT**

PERMITTED PRINCIPAL USES

USES ON SPECIAL EXCEPTION

Accessory Buildings	Veterinary Clinic (400.15)
Antennae - (on pre-existing structures) (Added 10/05/98)	Antennae & Structures (NEW Structures) (400.26) (Added 10/05/98)
Automobile Sales	Automobile & Truck Towing Service(400.1)
Automobile Service	Bottle Club (400.11)
Car & Truck Wash	Day/Night Care Facility <i>i.e.</i> Family Day/Night Care Home Group Day/Night Care Home Day/Night Care Center (all 400.08)
Churches & Community Houses	Family or Group Homes (400.08)
Clubs	
Communication Building	
Computer Operations Center	
Essential Services	
Financial Services	High Rise Signs (400.22)
Fire Stations	Hospitals & Clinics for Humans(400.01)
Fuel Islands (accessory structure)	Kennels (400.15)
Funeral Homes	Light Machine Shop (400.18)
Governmental Services	Light Mfg./Light Fabrication (400.18)
Indoor Entertainment Facility	Miniature Golf (400.25)
Libraries	Mobile Home Parks (400.09)
Motels & Hotels	Outside Storage (400.17)
Museums	Personal Care Boarding Homes (400.08)
Offices	Go-Carts (400.25)
Office Buildings	
Outdoor Entertainment Facility	Pitching & Batting Cages (400.25)
Personal Services	Restaurants, with drive-in (400.04)
Professional Services	
Public Utility Corp. Bldg.	
Restaurants, excl. drive-in	
Retail/Wholesale Business with indoor storage area adjunct to business for warehousing of goods and products merchandised by the business.	Single-Family Dwellings (400.23)
Research Laboratories (that produce no hazardous or chemical waste	Two-Family Dwellings (400.23)
Schools	Water Recreation & Storage (400.05)
Travel Trailer & Recreational	Mini-Storage Warehousing (400.24)
Vehicle Sales & Service	

**TABLE 310.5
I-1 INDUSTRIAL DISTRICT**

PERMITTED PRINCIPAL USE

Accessory Structures
Antennae -
 (on pre-existing structures)
 (Added 10/05/98)
Antennae & Structures -
**(FOR DISTRICTS LOCATED ADJACENT
TO I-90 or I-79 ONLY)**
 (Added 10/05/98)

Essential Services
Fire Stations
Laundry & Dry Cleaning Products
Light Manufacturing
Office Buildings
Printing & Publishing
Railroad Freight Facilities
Research & Testing Labs
Warehousing Establishments
Wholesale food processing

USES ON SPECIAL EXCEPTION

Bulk Fuel Storage (400.19)
Antennae & Structures (400.26)
 (on NEW Structures)
 (Added 10/05/98)

Heavy Manufacturing (400.14)
Injection Wells (400.20)

Public Utility Bldgs. (400.02)
Truck Terminal (400.16)
All other uses of land and
buildings not permitted in
other zoning restrictions
as long as the highest
attainable standards of
health, safety, morals and
general welfare are
observed; and furthermore,
all activities are carried
out in strict compliance
with any laws of the
Township, County, or State.

I-2 INDUSTRIAL DISTRICT

PERMITTED PRINCIPAL USE:

Antennae -
 (on pre-existing structures) (Added 10/05/98)

Solid Waste Disposal (Amended July 6, 1981)

I-3 INDUSTRIAL DISTRICT

PERMITTED PRINCIPAL USE:

Antennae -
 (on pre-existing structures) (Added 10/05/98)

Drop Off Center (as defined in Article 2 Definitions)
Recycling/Transfer Facility (400.21)
Sewage Treatment Plants (400.19)

INDUSTRIAL PARK DISTRICT

For uses, refer to Section 502

**TABLE 312.01
YARD SET BACK REQUIREMENTS (MINIMUM)**

<u>District</u>	<u>Use</u>	<u>Front</u>		<u>Side</u>		<u>Rear</u>		<u>Maximum</u>
		<u>(A)</u>	<u>(C) (D)</u>	<u>(A)</u>	<u>(C) (G)</u>	<u>(A)</u>	<u>(C) (G)</u>	<u>Height</u>
								<u>(B)</u>
A-1	Dwellings	50 feet		25 feet		50 feet		45 feet
	All other uses	50 feet		50 feet		50 feet		45 feet
A-2	Dwellings	50 feet		25 feet		50 feet		45 feet
	All other uses	50 feet		25 feet		50 feet		45 feet
R-1	Principal Bldg	50 feet		10 feet		50 feet		45 feet
	Accessory or Structures	50 feet		10 feet		10 feet		45 feet
R-2	Dwellings	50 feet		10 feet		50 feet		45 feet
	All other uses	50 feet		10 feet		10 feet		45 feet
R-3	Dwellings	30 feet		10 feet		30 feet		45 feet
	All other uses	30 feet		10 feet		10 feet		30 feet
T-1	All Uses	50 feet		25 feet		25 feet		45 feet
B-1	All uses	50 feet		10 feet (F)		10 feet		30 feet
B-2	All uses	50 feet		10 feet (F)		10 feet		30 feet
I-1	All uses	100 feet		50 feet		50 feet		45 feet
I-2	All uses	100 feet		50 feet		50 feet		45 feet
I-3	All uses	100 feet		50 feet		50 feet		45 feet
IP	All uses	50 feet (E)		25 feet		50 feet		50 feet

(A) Building set back requirements to comply with Summit Township Overall Transportation Plan. The setbacks listed in the above chart are from the road right-of-way line, with exceptions listed below.

--On route 19, 97 and 99, setback is 125 feet from centerline of the road.

--On regional or internal collector roads (Bloomfield Parkway, Douglas Parkway, Downs Drive, Hershey Road, Oliver Road [North of 5-points intersection], Robison Road, Townhall Road,)), the setback is 100 feet from the centerline of the road (example: 75 feet from edge of right-of-way line of a 50' road right-of-way).

--Corner lots provide front yards on both streets (refer to Section 602.1).

(B) May be increased if front, rear, and side yards are increased one foot each for each one foot of increased height, excluding stand alone signs. (amended 10/18/93)

- Continued -

- (C) Building setbacks for properties abutting a Marginal Access Street will be a minimum of 30 ft for rear and side yards. No lot will front a Marginal Access Street.
- (D) May reduce to 30 ft only if fronting a local residential street, zoned R-2 or R-3, and a variance granted by the Zoning Hearing Board. A variance may be granted only if consistent with building setback line for the entire block.
- (E) 50 feet from side street (in park). 100 feet from street defined as a main thoroughfare.
- (F) See 312.10
- (G) If abutting a different zoning district shall be increased to 50-feet.

**TABLE 312.02
LOT REGULATIONS**

<u>DISTRICT</u>	<u>USE</u>	<u>AREA PER DWELLING; STRUCTURE (SQ. FT)</u>	<u>5</u>	<u>LOT WIDTH AT BLDG SETBACK LINE (2)</u>	<u>TOTAL MAXIMUM COVERAGE BY STRUCTURE</u>
A-1	Dwellings	60,000		200 feet	10%
	Other Uses		60,000	400 feet	10%
A-2	Dwellings	1 acre		150 feet	10%
	Other Uses		1 acre	150 feet	10%
B-1, 2	All Uses	25,000		100 feet	40%
I-1, 2, 3	All Uses	5 acres		400 feet	50%
IP, LIP	All Uses	(4)		(4)	50%
R-1, 2, 3	Single Family	20,000		100 feet	10%
T-1	Dwellings and Other Uses				
R-2, R-3	Two Family		30,000	135 feet	10%
T-1	Dwellings (Amended 10/05/98)				
R-2, R-3	Three or More	35,000		135 feet	10%
T-1	Family Dwellings (Amended 10/05/98)		+ 5,000 for each unit over three		
R-2 (1)	Single Family & Other Uses	15,000		90 feet	20%
R-3 (1)	Single Family & Other Uses	14,400	(2)	80 feet	20%
T-1					
R-3 (3)	Single Family & Other Uses	9,600		70 feet	30%
T-1					

(1) Served by either a central water supply or a central sewage disposal system, or both.

(2) 9,600 square feet if ownership prior to 2-4-57 per Section 602, Article 6.

(3) Served by both a central water supply and a central sewage disposal system.

(4) See Article 5

(5) Corner lots must have 25% additional area.

312.03 In areas where, twin (semi-detached), row (attached), and multiple family structures are permitted, the lots shall be a minimum of one hundred (100) feet in depth and have a minimum area per dwelling of thirty thousand (30,000) square feet for first two units, and five thousand (5,000) square feet for each additional unit. If row house structures are to be constructed, there shall be no more than ten (10) dwelling units in each structure, and there shall be a minimum of fifty (50) feet between each such structure. In no event shall a lot designed for more than one dwelling be less than thirty thousand (30,000) square feet in area. (Amended 10/05/98)

- 312.04 The size of lots in Table 312.02, above, may be increased according to the results of soil percolation tests. In all areas of the Township where on-lot sewage disposal is planned, the subdivider shall consult the County Department of Health before establishing a lot size and designing a subdivision or land development.
- 312.05 Double frontage and reverse frontage lots should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten (10) feet, and across which there shall be no right of access shall be provided along the line of lots abutting such a traffic artery or other disadvantageous use.
- 312.06 Generally, the depth of lots shall be not less than one, nor more than two and one-half times their width.
- 312.07 Side lines of lots, so far as practical, shall be at right angles or radial to street lines.
- 312.08 Corner lots shall be increased a minimum of 25% in size, so as to provide that any structure to be placed thereon shall conform to the building line of each street.
- 312.09 Requires minimum frontage of lots along a public street right-of-way shall conform to the following criteria:
- A. In all sections of the Township, except R-1, B-1 and B-2 zoning districts, not served by sanitary sewers or public water facilities either existing or officially authorized to be installed, each lot shall have a minimum frontage along a public street right-of-way of fifty-five (55) feet.
 - B. In all sections of the Township, except R-1, B-1 and B-2 zoning districts, serviced by sanitary sewer or public water facilities either existing or officially authorized to be installed, each lot shall have a minimum frontage of fifty-five (55) feet along a public street right-of-way.

- C. In all sections of the Township, except IP, R-1, B-1 and B-2 zoning district, which are served by public sewerage and public water supply, either existing or officially authorized to be installed, each lot shall have a minimum frontage along a public street right-of-way of forty (40) feet.
- D. In zoning district B-1 and B-2 of the Township, each lot shall have a minimum frontage of one hundred (100) feet along a public street right-of-way. Each lot shall also have a minimum depth of two hundred fifty (250) feet when measured from the edge of the right-of-way.
- E. In zoning district R-1 of the Township, each lot shall have a minimum frontage of fifty-five (55) feet along a public street right-of-way.

312.10 In a plaza type development, internal side yard setback will be zero (0) feet on properties contained within one building structure. The outer sidewalls must conform with the requirements of Table 312.01. The plaza must comply with the total square footage and landscaping requirements of the Summit Township Greenspace Provisions.

312.11 All Business, Industrial, Residential or Agricultural land developments abutting any different use district as defined in this Zoning Ordinance shall provide a fifty-foot (50') buffer zone. The fifty-foot (50') buffer zone abutting a different use district shall be appropriately landscaped and maintained in accordance with applicable portions of Section 513(4) of this Ordinance. Such buffer zone shall remain open and unoccupied by any principal or accessory building or use. No gravel or paved area will be permitted except when used for an approved access to a public right-of-way. Stormwater management facilities may be located within the buffer zone with additional restrictions. Stormwater detention basin side slopes shall not exceed a ratio of six to one (6:1) horizontal to vertical dimension. Stormwater management facilities shall be screened and landscaped so to blend with the natural growth, and be compatible with adjacent landscaped areas. Buffer zone topography shall not exceed a ratio of six to one (6:1) horizontal to vertical dimension unless prior approval is granted by the Summit Township Board of Supervisors. The Greenspace Provision, Appendix A of the Summit Township Subdivision, Land Development and Mobile Home Park Ordinance, must be complied with by lot owner. The applicable greenspace planting strip may be included within the fifty-foot (50') buffer zone. Land Development shall be defined as set forth in Article II of the Zoning Ordinance.

ARTICLE 3-A
OPEN SPACE DEVELOPMENT
(SEE APPENDIX I)