

421 Natural Resources Uses

421.1 Vibrations. Machines or operations which cause vibrations shall be permitted, but in no case shall any such vibrations be perceptible along any adjoining or adjacent property in different ownership or public right-of-way.

421.2 Emissions. The emissions of dust, smoke, refuse matter, odor, gas, fumes, noise or similar substances or conditions which can cause any soiling, staining, irritation, or damage to persons or property at any point beyond the property line of the use creating the emission are hereby prohibited.

421.3 Fencing. The applicant shall submit to the Township for approval by the Board of Supervisors a fencing plan which shall provide for the protection of the public health safety and general welfare by restricting public access from areas of steep slopes, ponds, and/or other hazards. The Township shall determine the type and extent of fencing required as part of the conditional use process. However, in no case shall any fence be less than six (6) feet in height and all required fencing shall be of such design to restrict access. In all cases, fencing shall be required wherever the natural resource use abuts a public road right-of-way.

421.4 Setbacks/Buffer. The setbacks and buffers in this Section shall be considered the minimum requirements. The Township shall require larger setbacks, buffers or fencing in cases where the size of the operation, the topography, vegetation, or other physical features of the site, uses on adjoining properties or other public concerns dictate same.

A. Property Lines - No part, except the required fence, of any natural resource use operation shall be less than one-hundred fifty (150) feet from any adjoining property line.

B. Street - No part, except the required fence, of any natural resource use operation shall be less than one-hundred (100) feet from the right-of-way line of a public street or highway. Where both sides of the right-of-way are within a natural resource use operation in single ownership, the required street setback may be reduced to fifty (50) feet on each side of the right-of-way. However, in no case shall an open excavation be closer than one-hundred (100) feet to any public road right-of-way.

421.5 General Provisions

A. In no case shall any use impede the flow of natural watercourses.

B. All uses of land or processes which pollute natural watercourses shall be prohibited.