

- E. The kennel shall be licensed by the Commonwealth of Pennsylvania, and compliance with all applicable rules and regulations of the Commonwealth of Pennsylvania and the Allegheny County Health Department shall be maintained.
- F. At no time shall the animals be permitted to run loose on the lot other than in a completely enclosed area.
- G. Approval as a conditional use shall be subject to periodic inspections to insure compliance with the conditions of approval. The Zoning Officer shall notify the operator forty eight (48) hours before such inspection shall take place.
- H. Complaint investigations and follow-ups do not require forty eight (48) hours notice and shall occur at the Township's will.
- I. The Township may attach additional conditions pursuant to this section, in order to protect the public's health, safety, and welfare. These conditions may include but are not limited to increased setbacks.

23.4.23. Medical Clinic

- A. A traffic impact study shall be prepared by a Transportation Engineer and based on the Institute of Transportation Engineers' (ITE) standards and the requirements defined by the Township's Transportation Engineer. Such a study shall, at a minimum, identify the following: potential peak hour traffic volumes, average daily traffic volumes, existing level of service (LOS) and proposed level of service of proposed development on the Township's roadway network. Upon assessment of the study's findings, the Township shall determine needed on-site and/or adjacent traffic improvements to accommodate projected volumes and/or level of service impacts.
- B. All paved areas shall be held to a minimum of fifteen feet (15') from all property lines and shall be screened from adjacent residential properties or uses.
- C. All property lines adjoining an existing residential use or residential district zoning classification shall be screened as per the requirements defined in Section 21.4.1.

23.4.24. Medical Marijuana Dispensary

- A. See Section 19.21. Medical Marijuana Facilities.

23.4.25. Medical Marijuana Grow Center

- A. See Section 19.21. Medical Marijuana Facilities.

23.4.26. Medical Marijuana Transport Vehicle Offices

- A. See Section 19.21. Medical Marijuana Facilities.

23.4.27. Office, Business, >5,000 s.f. and <40,000 s.f.

- A. A traffic impact study shall be prepared by a Transportation Engineer and based on the Institute of Transportation Engineers' (ITE) standards and the

requirements defined by the Township's Transportation Engineer. Such a study shall, at a minimum, identify the following: potential peak hour traffic volumes, average daily traffic volumes, existing level of service (LOS) and proposed level of service of proposed development on the Township's roadway network. Upon assessment of the study's findings, the Township shall determine needed on-site and/or adjacent traffic improvements to accommodate projected volumes and/or level of service impacts.

- B. Where feasible, no parking shall occur in the front yard.
- C. Parking spaces shall be required to meet the cumulative requirements of the number of offices provided; no less than one (1) space per three hundred and fifty feet (350') of gross floor area (GFA).
- D. All portions of the property not occupied by structures or pavement shall be landscaped and well maintained.
- E. Screening between an Office or Business and adjacent residential lots or a designated residential zoning district shall be required as per Section 21.4.1 of this Ordinance.
- F. All paved areas shall be held to a minimum of fifteen feet (15') from all property lines and shall be screened from adjacent residential properties or uses.
- G. The Township may attach additional conditions pursuant to this section, in order to protect the public's health, safety, and welfare. These conditions may include but are not limited to increased setbacks.

23.4.28. Office, Business, >40,000 s.f.

- A. A traffic impact study shall be prepared by a Transportation Engineer and based on the Institute of Transportation Engineers' (ITE) standards and the requirements defined by the Township's Transportation Engineer. Such a study shall, at a minimum, identify the following: potential peak hour traffic volumes, average daily traffic volumes, existing level of service (LOS) and proposed level of service of proposed development on the Township's roadway network. Upon assessment of the study's findings, the Township shall determine needed on-site and/or adjacent traffic improvements to accommodate projected volumes and/or level of service impacts.
- B. Buffer yards between an Office or Business greater than forty thousand (40,000) square feet and adjacent residential lots or a designated residential zoning district shall be increased by ten (10) feet in width.
- C. Screening between an Office or Business ~~Municipal Administration Facility~~ and adjacent residential lots or a designated residential zoning district shall be required as per Section 21.4.1 of this Ordinance.
- D. Where feasible, no parking shall occur in the front yard.

- E. Parking spaces shall be required to meet the cumulative requirements of the number of offices provided; no less than one (1) space per three hundred and fifty feet (350') of gross floor area (GFA).
- F. All portions of the property not occupied by structures or pavement shall be landscaped and well maintained.
- G. All paved areas shall be held to a minimum of fifteen feet (15') from all property lines and shall be screened from adjacent residential properties or uses.
- H. The Township may attach additional conditions pursuant to this section, in order to protect the public's health, safety, and welfare. These conditions may include but are not limited to increased setbacks.

23.4.29. Office, Medical

- A. Where feasible, no parking shall occur in the front yard.
- B. Parking spaces shall be required to meet the cumulative requirements of the number of offices provided; no less than one (1) space per three hundred and fifty feet (350') of gross floor area (GFA).
- C. All portions of the property not occupied by structures or pavement shall be landscaped and well maintained.
- D. All paved areas shall be held to a minimum of fifteen feet (15') from all property lines and shall be screened from adjacent residential properties or uses.
- E. Screening between a Medical Office and adjacent residential lots or a designated residential zoning district shall be required as per Section 21.4.1 of this Ordinance.
- F. The Township may attach additional conditions pursuant to this section, in order to protect the public's health, safety, and welfare. These conditions may include but are not limited to increased setbacks.

23.4.30. Parking Areas

- A. A traffic impact study shall be prepared by a Transportation Engineer and based on the Institute of Transportation Engineers' (ITE) standards and the requirements defined by the Township's Transportation Engineer. Such a study shall, at a minimum, identify the following: potential peak hour traffic volumes, average daily traffic volumes, existing level of service (LOS) and proposed level of service of proposed development on the Township's roadway network. Upon assessment of the study's findings, the Township shall determine needed on-site and/or adjacent traffic improvements to accommodate projected volumes and/or level of service impacts.
- B. All paved areas shall be held to a minimum of fifteen feet (15') from all property lines and shall be screened from adjacent residential properties or uses.
- C. All property lines adjoining an existing residential use or residential district zoning classification shall be screened as per the requirements defined in

Section 21.4.1.

- D. The Township may attach additional conditions pursuant to this section, in order to protect the public's health, safety, and welfare. These conditions may include but are not limited to increased setbacks.

23.4.32. Place of Assembly

- A. The minimum lot area shall be one (1) acre.
- B. A place of assembly's primary visitor drop-off and pick-up area shall be located in a manner that minimizes detrimental traffic impacts (both pedestrian and vehicular) on the surrounding neighborhood.
- C. A traffic impact study shall be prepared by a Transportation Engineer and based on the Institute of Transportation Engineers' (ITE) standards and the requirements defined by the Township's Transportation Engineer. Such a study shall, at a minimum, identify the following: potential peak hour traffic volumes, average daily traffic volumes, existing level of service (LOS) and proposed level of service of proposed development on the Township's roadway network. Upon assessment of the study's findings, the Township shall determine needed on-site and/or adjacent traffic improvements to accommodate projected volumes and/or level of service impacts.
- D. The number of points of ingress/egress shall be based upon projected peak hour traffic for the use and approved by the Township Engineer to ensure employee and visitor safety.
- E. Hours of operation and events shall be scheduled to minimize negative impacts on the surrounding neighborhood.
- F. For parking demands greater than three hundred (300) automobiles, additional setbacks, screening and buffering of off-street parking and loading areas may be required to be provided in order to protect the surrounding neighborhood from inappropriate noise, dust, light and other disturbances.
- G. No place of assembly shall be located within the flight path of a runway facility of an airport.
- H. A place of assembly shall utilize exterior lighting that does not pose a navigation hazard to an airport. All exterior lighting shall be in conformance to airport's and United States Federal Aviation Administration (FAA) guidelines or standards.
- I. All property lines adjoining an existing residential use or residential district zoning classification shall be screened as per the requirements defined in Section 21.4.1.
- J. Adequate bathroom facilities shall be provided based off of expected occupancy and use. The use shall determine if bathrooms are required to be permanent facilities or portable facilities.

- K. The Township may attach additional conditions pursuant to this section, in order to protect the public's health, safety, and welfare. These conditions may include but are not limited to increased setbacks.

23.4.33. Place of Worship

- A. The minimum lot area shall be one (1) acre.
- B. A place of worship's primary visitor drop-off and pick-up area shall be located in a manner that minimizes detrimental traffic impacts (both pedestrian and vehicular) on the surrounding neighborhood.
- C. A traffic impact study shall be prepared by a Transportation Engineer and based on the Institute of Transportation Engineers' (ITE) standards and the requirements defined by the Township's Transportation Engineer. Such a study shall, at a minimum, identify the following: potential peak hour traffic volumes, average daily traffic volumes, existing level of service (LOS) and proposed level of service of proposed development on the Township's roadway network. Upon assessment of the study's findings, the Township shall determine needed on-site and/or adjacent traffic improvements to accommodate projected volumes and/or level of service impacts.
- D. The number of points of ingress/egress shall be based upon projected peak hour traffic for the use and approved by the Township Engineer to ensure employee and visitor safety.
- E. Hours of operation and events shall be scheduled to minimize negative impacts on the surrounding neighborhood.
- F. For parking demands greater than three hundred (300) automobiles, additional setbacks, screening and buffering of off-street parking and loading areas may be required to be provided in order to protect the surrounding neighborhood from inappropriate noise, dust, light and other disturbances.
- G. All property lines adjoining an existing residential use or residential district zoning classification shall be screened as per the requirements defined in Section 21.4.1.
- H. No place of worship's shall be located within the flight path of a runway facility of an airport.
- I. A place of worship shall utilize exterior lighting that does not pose a navigation hazard to an airport. All exterior lighting shall be in conformance with an airport's and United States Federal Aviation Administration (FAA) guidelines or standards.
- J. The Township may attach additional conditions pursuant to this section, in order to protect the public's health, safety, and welfare. These conditions may include but are not limited to increased setbacks.

23.4.36. Public/Private Works Facility

- A. All equipment supplies, materials and other apparatus shall be properly screened. Screens shall be constructed with an earth berm, landscaped

buffer yard, fence or wall with a minimum height of eight (8) feet in height and with a minimum opacity of eighty (80%) percent.

- B. ~~All property boundaries adjoining an existing residence shall provide a landscaped buffer yard of a minimum of fifteen (15) feet in width. The buffer yard shall be landscaped with a combination of deciduous and evergreen trees, shrubs, ornamental grasses and groundcovers.~~ All property lines adjoining an existing residential use or residential district zoning classification shall be screened as per the requirements defined in Section 21.4.1. and provide a landscape buffer yard of a minimum of fifteen (15) feet in width.
- C. Grass, sod, lawn or turf shall not be considered an acceptable plant for use within landscaped buffer yards.
- D. The Township may attach additional conditions pursuant to this section, in order to protect the public's health, safety, and welfare. These conditions may include but are not limited to increased setbacks.

23.4.43. School, Academic

- A. A public or private school shall not be located within the flight path of a runway facility of an airport.
- B. A public or private school shall utilize exterior lighting that does not pose a navigation hazard to an airport. All exterior lighting shall be in conformance to an airports and United States Federal Aviation Administration (FAA) guidelines or standards.
- C. The Township may attach additional conditions pursuant to this section, in order to protect the public's health, safety, and welfare. These conditions may include but are not limited to increased setbacks.
- D. All property lines adjoining an existing residential use or residential district zoning classification shall be screened as per the requirements defined in Section 21.4.1.

# Chickens Inquiries in West Deer Township

2020

Date	Owner	Address	Zone	Housing Plan	Current Status
04/27/2020	[REDACTED]	[REDACTED]	R-2	CEDAR RIDGE	NO CHICKENS CURRENTLY
04/21/2020	[REDACTED]	[REDACTED]	R-3	FAWN HAVEN #3	WANTS CHICKENS
02/03/2020	[REDACTED]	[REDACTED]	R-2	-----	LOOKING TO MOVE IN - HAS CHICKENS
04/27/2020	[REDACTED]	[REDACTED]	R-2	CEDAR RIDGE	WANTS CHICKENS
04/27/2020	[REDACTED]	[REDACTED]	R-3	MAGILL HEIGHTS	HAS CHICKENS - IS LOOKING TO BUILD A LARGER CHICKEN COOP
03/08/2020	[REDACTED]	[REDACTED]	R-3	MAGILL HEIGHTS	WANTS CHICKENS
05/04/2020	[REDACTED]	[REDACTED]	R-3	GROUSE RUN	HAS CHICKENS
05/05/2020	[REDACTED]	[REDACTED]	R-3	FAWN HAVEN #3	WANTS CHICKENS
06/02/2020	[REDACTED]	[REDACTED]	R-3	-----	ROOSTER MAKING NOISE
06/17/2020	[REDACTED]	[REDACTED]	R-4	RUSSELLTON #1	10 CHICKENS RUNNING ON BETTY ANN'S PROPERTY
7/24/2020	[REDACTED]	[REDACTED]	R-4	POM STREET AREA	ROOSTER IN HOUSE NEXT DOOR - 3' FROM HOUSE HAS BEEN CROWING FOR A VERY TIME