

**POLK TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
ORDINANCE NO. 6 OF 2015**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF POLK TOWNSHIP

WHEREAS, the Polk Township Board of Supervisors have been requested by a property owner to rezone a 2.2 acre parcel situate at 398 Dotters Corner Road, Kunkletown, PA 18058;

WHEREAS, pursuant to such request the Board of Supervisors held a public hearing on said request for a zoning map change on July 27, 2015;

WHEREAS, the Polk Township Board of Supervisors believe that rezoning the property from a Commercial (C) Zone to a Rural Residential (RR) Zone is in the best interest of the property owner, as well as the Township;

WHEREAS, the property has been used for residential purposes only;

WHEREAS, said 2.2 acre parcel bears property tax identification number 13/11/1/32;
and

WHEREAS, the Board of Supervisors is empowered under the Second Class Township Code and Pennsylvania Municipalities Planning Code to zone and rezone parcels of real property within the Township;

NOW, THEREFORE, be it enacted and ordained by the Board of Supervisors of Polk Township, Monroe County, Pennsylvania, as follows:


1. The 2.2 acre parcel of property situate at 398 Dotters Corner Road, Kunkletown, PA 18058 bearing county tax identification number 13/11/1/32 and described in a certain deed dated November 16, 2006 and recorded December 8, 2006 in the Office for the Recording of Deeds, etc. in and for the County of Monroe at Record Book Volume 2290, Page 1640 is by this Ordinance rezoned from a Commercial (C) Zone to a Rural Residential (RR)

Zone;

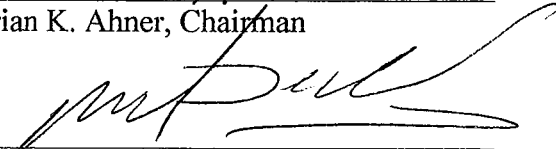
2. The official Zoning Map of Polk Township shall be amended to reflect such zoning change.

3. This Ordinance shall be effective immediately and enacted and ordained this 27th day of July, 2015.

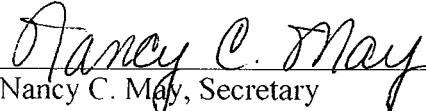
POLK TOWNSHIP BOARD OF SUPERVISORS



Brian K. Ahner, Chairman

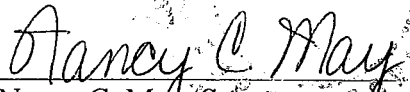


Michael D. Hurley, Vice-Chairman




Nancy C. May, Secretary

Attest:



Nancy C. May, Secretary



POLK TOWNSHIP
MONROE COUNTY, PENNSYLVANIA

ORDINANCE NO. 02 of 2016

AN ORDINANCE AMENDING THE POLK TOWNSHIP ZONING ORDINANCE OF APRIL 23, 2015, TO:

ITEM 1 - AMEND DEFINITIONS1

ITEM 2 - CLARIFY MINIMUM LAND AREA REQUIREMENTS IN ARTICLE VIII2

ITEM 3 - ADD STANDARDS FOR AGRICULTURE PRODUCTS PROCESSING2

ITEM 4 - ADD STANDARDS FOR CONCENTRATED ANIMAL FEEDING OPERATIONS3

ITEM 5 - ADD STANDARDS FOR FLEA MARKETS, OUTDOOR4

ITEM 6 - ADD STANDARDS FOR SLAUGHTERHOUSES5

ITEM 7 - ADD *SLAUGHTERHOUSES* TO THE I-INDUSTRIAL DISTRICT AS A CONDITIONAL USE6

NOW THEREFORE, BE IT HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Polk Township, Monroe County, Pennsylvania, pursuant to the provisions of the Pennsylvania Municipalities Planning Code; that the Polk Township Zoning ordinance of April 23, 2015, is hereby amended as follows:

• **ITEM 1 – In §303, amend the noted definitions to read as follows:**

Agriculture Products Processing - An industry that involves the processing of raw agricultural products; and transforming those products into a more refined, prepared or marketable state. Includes, but is not limited to, such uses as sawmills, wood pellet production, firewood cutting and sales, wood chipping operations, tanneries, dairies and food canning and freezing operations. (See *slaughterhouse* which is a type of agricultural products processing.)

Lot Area, Gross - The total area within the property or lot lines; the gross area. The term includes *area of land, land area, lot size, parcel area, parcel size, tract area* and any similar terms as related to the gross area.

Lot Area, Minimum Required - The horizontal land area contained within the property lines of a lot, measured in acres or square feet, determined by deducting the following areas of constrained land from the total lot size: (The term includes *area of land, land area, lot size, parcel area, parcel size, tract area* and any similar terms as related to the minimum area required.)

- A. Rights-of-way: multiply the acreage of land within the rights-of-way of existing public streets or highways, or within the rights-of-way for existing or proposed overhead rights-of-way of utility lines or any other rights-of-way by 1.0.
- B. Private Streets: multiply the acreage of land under existing private streets by 1.0.
- C. Wetlands: multiply the acreage of designated wetlands by 0.95.
- D. Floodway: multiply the acreage within the floodway by 1.0.
- E. Floodplain: multiply the non-wetland portion of the 100-year floodplain by 0.5.

- F. Ponds, lakes and streams: multiply the acreage of ponds, lakes and streams by 1.0.
- G. Drainage easements: multiply the acreage of all permanent drainage easements by 1.0.
- H. Slopes 25 percent or greater: multiply the acreage of all slopes 25 percent or greater by 0.8.

If a portion of the tract is underlain by more than one natural feature subject to a deduction from the total tract acreage, that acreage shall be subject to the most restrictive deduction only. Since acreage that is contained within the public or private rights-of-way, access easements or access strips is excluded from useable lot area, any portion of these items that also contains a natural feature subject to a deduction from the total tract acreage shall not be included when calculating the adjusted tract acreage.

Slaughter House – A type of *agricultural products processing* involving the killing of animals for the production of food or some other commercial product. A commercial stockyard or similar facility that primarily involves the bulk storage or transferring of animals on the way to slaughter shall also be considered a slaughter house. *Slaughter house* does not include a custom butcher shop that does not involve killing of animals which is considered a *retail business*. (See §846 for specific standards applicable to *slaughterhouses*.)

- **ITEM 2 – Add a second paragraph to the opening of Article VIII so the opening reads as follows:**

**ARTICLE VIII
STANDARDS FOR SPECIFIC USES**

- A. Applicable Standards - In addition to all other applicable standards in this Ordinance, the standards in this Article VIII, which may include larger lot sizes, increased setbacks and other standards more restrictive than established by other Ordinance sections, shall apply to the uses as provided in the following sections. The omission from a section of a reference to other applicable requirements shall not exempt compliance with such requirements.
- B. Minimum Required Area – There shall be no ambiguity or alternate interpretation of the provisions of this Article VIII related to the minimum land area required for specific uses. *Area of land, land area, lot size, parcel area, parcel size, tract area* and any similar terms as related to the minimum area required shall be determined in accord with the definition of *lot area, minimum required* in §303.

- **ITEM 3 – Add the following §802 to Article VIII:**

802 Agriculture Products Processing and Agricultural Products Processing for Products Raised on the Premises
Agriculture products processing and agricultural products processing for products raised on the premises shall, in addition to all other applicable standards of this Ordinance, be subject to the following standards. (See §846 for *slaughterhouses* which is a type of agricultural products processing regulated as a separate use with specific standards.)

802.1 Parcel Size

A minimum parcel of five acres shall be required in all districts except the I-Industrial District where the minimum required lot size for the I District in Part 3 of the Schedule of Development Standards shall apply.

802.2 Setbacks

The minimum setbacks for all buildings shall be 100 feet from property lines and road rights-of-way in all districts except the I-Industrial District where the minimum required setbacks for the I-Industrial District in Part 4 of the Schedule of Development Standards shall apply.

802.3 Other Requirements

See also §701.3 (Operations and Storage) which requires all operations to be in a building, §701.6 (Noise), §701.20 which requires proof of compliance with state and federal regulations, §703 (Environmental Impact Statement) and §708 (Transportation Impact Statement).

• **ITEM 4 – Add the following §810 to Article VIII:**

810 Concentrated Animal Feeding Operations

This section is intended to provide standards for industrial-like agricultural operations with animal densities which are likely to create effects on the environment and community which exceed those effects normally associated with typical farming. It is not intended to supersede the Pennsylvania Nutrient Management Act in terms of regulation of the storage, handling or land application of animal manure or nutrients or the construction, location or operation of facilities used for the storage of animal manure or nutrients or practices otherwise regulated by the Act. The definitions and calculations in this section are intended to be consistent with the Nutrient Management Act and all information and studies required by this section shall, at a minimum, include the information required by the Act.

810.1 Compliance

Concentrated animal feeding operations shall, in addition to all other applicable requirements, comply with this §810.

810.2 Definition

Any livestock operation which is defined as a *concentrated animal feeding operation* by Commonwealth of Pennsylvania regulations shall be considered a *concentrated animal feeding operation* for regulation by this Ordinance.

810.3 Standards

The following standards shall be applied to all CAFO's and no approval shall be granted until all required information and plans have been submitted by the applicant and have been approved by the Township. Failure of the applicant to implement any of the required plans shall constitute a zoning violation subject to the penalties and remedies contained in this Zoning Ordinance.

- A. Setbacks - CAFO buildings and corrals used for housing or confinement of animals shall not be less than two hundred fifty (250) feet from any property line and not less than five hundred (500) feet from any existing principal building not located on the land with the CAFO.
- B. Nutrient Management - A nutrient management plan shall be prepared in accord with the requirements of Title 25, Chapter 83, Subchapter D, Pennsylvania Code.
- C. Stormwater Management - A stormwater management plan shall be prepared meeting the requirements of the applicable Subdivision and Land Development Ordinance.
- D. Conservation - A conservation plan shall be prepared meeting the requirements of the County Conservation District.
- E. Buffer - A buffer plan shall be prepared in accord with §701.1 to minimize CAFO visibility from adjoining properties and minimize sound and odor emanating from the property.
- F. Solid and Liquid Wastes - Solid and liquid wastes shall be disposed of in a manner to avoid creating insect or

rodent problems, and an insect/rodent abatement plan which shall be prepared.

- G. Operation and Management - The applicant shall demonstrate that they will meet the operational and management standards as may be set forth in treatises recognized by agricultural authorities or as the same may be produced by the Pennsylvania Department of Agriculture, Department of Environmental Protection, Pennsylvania State University, College of Agricultural Sciences, or similar entity.
- H. Waste Discharge - No discharges of liquid wastes and/or sewage shall be permitted into a reservoir, sewage or storm sewer disposal system, holding pond, stream or open body of water, or into the ground unless the discharges are in compliance with the standards of local, state and/or federal regulatory agencies
- I. Odor - The applicant shall prepare an odor abatement plan and document the ability to comply with the plan. It is recognized that certain agricultural activities do produce odors, but the applicant shall show that odors can be reduced to a minimum or abated. The plan shall include such steps as may be necessary to abate odors or to allow odors at times to minimize interference with the public health, safety and welfare. (See also §701.10.)
- J. Pesticides - The applicant shall document that the use of pesticides will meet state and federal requirements.
- K. Floodplain - No CAFO buildings shall be erected in the one hundred-year floodplain.
- L. Other Requirements – See also §701.6 (Noise), §701.20 which requires proof of compliance with state and federal regulations, §703 (Environmental Impact Statement) and §708 (Transportation Impact Statement).

• **ITEM 5 – Add the following §818 to Article VIII:**

818 Flea Markets, Outdoor

Flea markets, outdoor shall, in addition to all other applicable standards of this Ordinance shall be subject to the following standards.

818.1 Parcel Size

A minimum parcel of five (5) acres shall be required.

818.2 Setbacks

The minimum setbacks for all buildings, any display of goods not fully enclosed in a building and all parking areas shall be 75 feet from property lines and road rights-of-way

818.3 Parking Requirements

- A. Compliance - Parking shall comply with §504 or §612 of the Subdivision and Land Development Ordinance (SALDO), as applicable. (See also §504.9 or SALDO §612.9 for required setbacks, and §504.10D or SALDO §612.10D for low use parking area surfacing.)
- B. Parking Area Activities - Sales or display areas or other activities not required by the applicable parking standards shall not be permitted in parking areas.

818.4 Access

Access to the outdoor flea market shall be from a road of collector or higher classification in compliance with §504.8 or SALDO §612.8, as applicable.

818.5 Other Requirements

See also §701.3 (Operations and Storage) which allows outdoor sales as a conditional use, §703 (Environmental Impact Statement) and §708 (Transportation Impact Statement) which apply to any use with 81,720 square feet or more of soil disturbance or 43,560 square feet or more of impervious areas.

• ITEM 6 – Add the following §846 to Article VIII:

846 Slaughterhouses

Slaughterhouses shall, in addition to all other applicable standards of this Ordinance shall be subject to the following standards.

846.1 Parcel Size

A minimum parcel of five acres shall be required.

846.2 Setbacks

- A. Buildings - The minimum setbacks for all buildings shall be 100 feet from property lines and road rights-of-way.
- B. Animals – Structures which are not fully enclosed, corrals and other areas for the outdoor confinement of animals shall comply with the following setbacks unless state or federal regulations require a greater setback:
1. Up to 499 animals: 100 feet.
 2. 500 to 999 animals: 200 feet.
 3. 1,000 or more animals: 300 feet.

846.3 Animal Confinement

All animals shall be confined to the slaughterhouse property at all time by fences or other structures

846.4 Wastes

Solid and liquid wastes shall be disposed of in a manner to avoid creating insect or rodent problems, and an insect/rodent abatement plan which shall be prepared. No discharges of liquid wastes and/or sewage shall be permitted into a reservoir, sewage or storm sewer disposal system, holding pond, stream or open body of water, or into the ground unless the discharges are in compliance with the standards of local, state and/or federal regulatory agencies.

846.5 Operating Standards

The applicant shall demonstrate that they will meet the operational and management standards as may be set forth in treatises recognized by agricultural authorities or as the same may be produced by the Pennsylvania Department of Agriculture, Department of Environmental Protection, Pennsylvania State University, College of Agricultural Sciences, or similar entity.

846.6 Odor (See also §701.10.)

The applicant shall prepare an odor abatement plan and document the ability to comply with the plan. It is recognized that certain activities do produce odors, but the applicant shall show that odors can be reduced to a minimum or abated. The plan shall include such steps as may be necessary to abate odors or to allow odors at times to minimize interference with the public health, safety and welfare.

846.7 Other Requirements

See also §701.3 (Operations and Storage) which requires all operations to be in a building, §701.6 (Noise), §701.20 which requires proof of compliance with state and federal regulations, §703 (Environmental Impact Statement) and §708 (Transportation Impact Statement).

- **ITEM 7 – In Article IV, add *slaughterhouses* as a conditional use in the I-Industrial District Schedule of Uses.**

REPEALER

All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed, but only to the extent of such inconsistency.

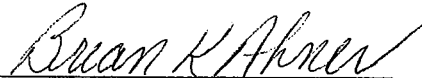
SEVERABILITY

If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of Polk Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

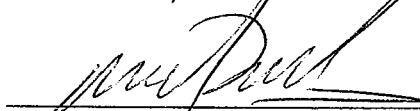
EFFECTIVE DATE

This Ordinance shall become effective immediately upon adoption.

ENACTED AND ORDAINED into law by the Board of Supervisors of Polk Township, Monroe County, Pennsylvania, this 25th Day of January of 2016

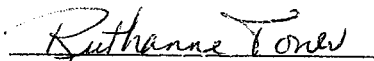


Brian K. Ahner, Chairman



Michael D. Hurley, Vice-Chairman

ATTEST:



Ruthanne Toner, Secretary

POLK TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
ORDINANCE NO. 65 OF 2016

**AN ORDINANCE AMENDING THE POLK TOWNSHIP ZONING ORDINANCE OF
APRIL 23, 2015 PERTAINING TO SIGNAGE**

And now comes the Polk Township Board of Supervisors, pursuant to authority granted in the Second Class Township Code and the Pennsylvania Municipalities Planning Code, and make certain amendments to the Polk Township Zoning Ordinance of April 23, 2015 as it pertains to signage as more particularly set forth in the below provisions:

1. Add new sections to 1104.3 **General Requirements** as follows:

Section R.....Clear Sight – The erection of any permanent or temporary sign must not be placed in a clear sight triangle, or otherwise obstruct any view at a street intersection or driveway intersecting with a public or private street.

2. Section 1104.8 – **Window Signs**

(a) 1104.8 (B) is repealed in its entirety and replaced with the following:

B. Area – No more than twenty-five percent (25%) of any window pane that is more than three (3) feet in any dimension may be used for such signs. The area of any business identification sign shall not be deducted from the total sign area allowed for the use on the property and the total of all window signs shall not exceed twenty-five percent (25%) of the total sign area allowed for the entire business use.

(b) Add Section 1104.8 (E):

F. Permit Not Required - A permit is not required for window signage.

3. Section 1105.2 – **Temporary Signs**

(a) Subparagraphs (A) through (E) are repealed in their entirety and replaced with the following:

A. Number - There shall be no more than two (2) temporary business signs per lot, but such signs shall not be

permitted on residential lots. Decorative flags that simply include abstract colors or patterns, that include no text, are not regulated by this Article provided they do not exceed two (2) per lot or business.

B. Area - The aggregate area of all temporary business signs shall not exceed forty (40) square feet. No individual sign shall exceed twenty (20) square feet.

C. Location - Temporary business signs shall be located only upon the premises or the business or services as conducted. Such signs may be located in any required set-back but shall not be permitted within any clear site triangle, in any public or private right-of-way, or any other location which would create a safety hazard to the public. All temporary signs cannot be located closer than fifty (50) feet from any driveway.

D. Height - Temporary business signs shall not be projected higher than fifteen (15) feet.

E. Special Conditions - Temporary business signs shall be displayed for a maximum of forty-five (45) consecutive days, with a maximum of two (2) events per calendar year.

F. Permits - All signs described in this Article shall require a temporary business sign permit.

(b) Add Section 1105.5 as follows:

E. Prohibitions - No non-commercial temporary event sign or banner is permitted if the same constitutes a hazard to the public in what event the sign shall be immediately removed.

4. Section 1107 – **Nonresidential Uses in RR, R-1, R-2 and R-3 Districts**

(a) Add sentence to introductory paragraph as follows:

“The total square footage of signage is forty-eight (48) square feet for a non-wood relief sign and a total of sixty-four (64) for wood relief signs”.

5. Section 1107.1 - Add Section 1107.1 (C) as follows:

“For a wood relief sign the maximum Free Standing sign is thirty-two (32) square feet and twenty-one (21) square feet for a wood

relief Wall Sign”.

6. Section 1108.1 (C) - **Permitted Signs By Type**

- (a) Repeal 1108.1 (C)(1)(A) in its entirety and replace with the following:

“The maximum area of a Free Standing sign shall be sixty (60) square feet for a sign meeting the wood relief requirements of Section 1104.11. The maximum sized sign for a non-wood relief sign shall be fifty (50) square feet. A monument sign in place of a Free Standing sign has the same sign area requirements as Free Standing sign”.

- (b) Repeal 1108.1 (C)(2) in its entirety and replace with the following:

Wall Signs – The maximum Wall Sign for a wood relief sign is sixty (60) square feet. The maximum Wall Sign for a non-wood relief sign is fifty (50) square feet.

- (c) Add new Section 1108.1 (C)(3) as follows:

The above provisions apply to advertising signs for one or two businesses on a single lot. Total maximum signage is one hundred twenty (120) square feet for wood relief signs, and one hundred (100) square feet for non-wood relief signs.

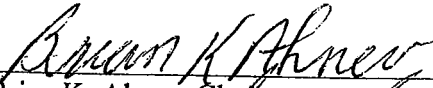
7. Section 1108.2 – **Shopping Center, Mall and Multiple Occupant Business Identification Signs**

- (a) Repeal Section 1108.2 (A)(1) in its entirety and replace with the following:


Number and Area – The maximum number and area of Free Standing signs shall be (1) for street frontage of no more than one hundred forty (140) square feet for a wood relief sign and no more than one hundred twenty (120) square feet for a non-wood relief sign. A Free Standing non-wood relief sign shall have a maximum sizing of sixty (60) square feet and sixty (60) square feet per sign face, and for wood relief signage the maximum shall be seventy (70) square feet. Each Wall Sign for each business would have a maximum of sixteen (16) square feet for non-wood relief signage and a maximum of twenty (20) square feet for each wood relief sign.

IN WITNESS WHEREOF, the Board of Supervisors of Polk Township, Monroe County
have hereunto ADOPTED and ENACTED the foregoing Ordinance on this 25th day of
July, 2016.

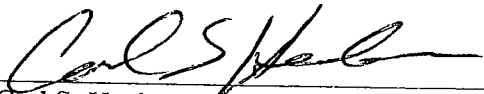
POLK TOWNSHIP BOARD OF SUPERVISORS



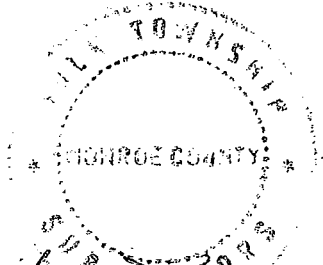
Brian K. Ahner, Chairman



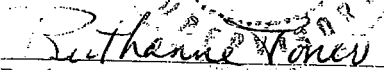
Michael D. Hurley, Vice-Chairman



Carl S. Heckman



Attest:



Ruthanne Toner, Secretary

POLK TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
ORDINANCE NO. 06 OF 2016

**AN ORDINANCE AMENDING THE POLK TOWNSHIP ZONING ORDINANCE TO
PERMIT SINGLE FAMILY DWELLINGS IN A C-COMMERCIAL DISTRICT
AND PERMIT TWO-FAMILY DWELLINGS AS A CONDITIONAL USE
IN C-COMMERICAL DISTRICT**

AND NOW comes the Polk Township Board of Supervisors, and in accordance with the Pennsylvania Municipalities Planning Code and the Polk Township Zoning Ordinance hereby ordains the following amendments to the Polk Township Zoning Ordinance as follows:

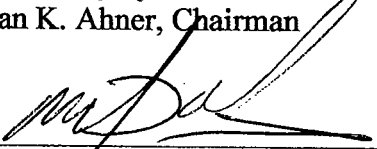
1. Section 404.3 is amended to add the use of "Single Family Dwellings" in conjunction with a business to the schedule of permitted uses in C-Commercial District - Schedule of Uses.
2. Section 404.3 is amended to add the use of "Two-Family Dwellings" in conjunction with a business to the schedule of conditional uses set forth for the C-Commercial District - Schedule of Uses.

IN WITNESS WHEREOF, the Polk Township Board of Supervisors hereby ADOPTS
this Ordinance this 25th day of July, 2016.

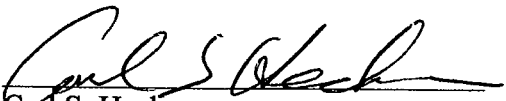
POLK TOWNSHIP BOARD OF SUPERVISORS



Brian K. Ahner, Chairman



Michael D. Hurley, Vice-Chairman

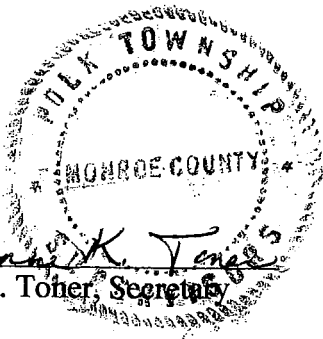


Carl S. Heckman

ATTEST:



Ruthanne K. Toher, Secretary



Ordinance No. 02 of 2017

An Ordinance Amending Section 701.13 of the Polk Township Zoning Ordinance

WHEREAS, Polk Township adopted a new Zoning Ordinance on the 23rd day of April, 2015; and

WHEREAS, said Ordinance provides for amendment of the Ordinance in conformity with the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Supervisors believe it is in the best interest of the health and welfare of citizens of Polk Township that Section 701.13 be amended,

NOW, THEREFORE, be it ENACTED and ORDAINED as follows:

1. Section 701.13 of the Polk Township Zoning Ordinance is repealed in its entirety.
2. New Section 701.13 of the Polk Township Zoning Ordinance shall read as follows:

701.13 Stormwater Management and Soil Erosion and Sedimentation Control

- A. For all new construction, a stormwater management plan shall be required, and shall be submitted for review and approval. Said plan shall be prepared and implemented pursuant to the standards contained in the Polk Township Subdivision and Land Development Ordinance or other applicable Township regulations and Monroe County Conservation District standards, and shall be based on generally accepted engineering principles appropriate for the proposed use.
- B. The protection of the quality of ground water and surface water shall be an integral part of all proposed stormwater management practices, and all stormwater management plans shall include an element specifically addressing water quality. The plan shall be provide for the minimization of the discharge of “first flush” sediments off the project site or directly to infiltration structures. Containment of “first flush” sediments shall be accomplished by accepted and proven engineering design and practice, including but not limited to the use of grass buffer/filter strips, grass swales, detention basins, sediment traps and special inlet devices.
- C. In any area of the Township where a stormwater management plan has been prepared and adopted in accord with the Pennsylvania Storm Water Management Act, the provisions of any applicable stormwater control ordinance shall apply.
- D. A soil erosion and sedimentation control plan shall be prepared and followed, and shall be available at the site, in accordance with the requirements of 25 PA Code Chapter 102,

for all earth disturbances, and shall be submitted to the Monroe County Conservation District for review and approval if required by Chapter 102.

- E. No new point of concentrated stormwater runoff onto an adjacent property shall be created unless a drainage easement or waiver is obtained from the owner(s) of the affected property(ies).
- F. No discharge of stormwater runoff into the right-of-way of a public street shall be created without the approval of Polk Township for a township street, or of PennDOT for a state street.
- G. No concentrated discharge of a sump pump or similar discharge of stormwater or groundwater shall be directed onto an adjacent property or into the right-of-way of a public street without approval.
- H. Exemptions - The following situations shall be exempt from the requirements of Sections 701.13.A and B, above:
 - 1. Properties which are subject to a stormwater management plan as part of a subdivision which has an approved stormwater management system, if the proposed construction is consistent with the approved stormwater management plan.
 - 2. Properties which are subject to an individual stormwater management plan which has been approved under the Polk Township Subdivision and Land Development Ordinance, if the proposed construction is consistent with the approved individual stormwater management plan.
 - 3. Properties which contain 10 or more acres, if the proposed construction will not result in stormwater runoff directed as concentrated runoff toward any adjacent property or road.
 - 4. Projects which involve a proposed building or buildings with a total ground floor area (footprint) of less than 2,000 square feet, subject to the following conditions:
 - a. Stormwater runoff from the building roof(s) shall not be directed as concentrated runoff toward any adjacent property or road.
 - b. Associated impervious/semi-impervious areas shall not exceed 5,000 square feet, and the stormwater runoff from these areas shall not be directed as concentrated runoff toward any adjacent property or road.

5. Projects which involve a proposed building or buildings with a total ground floor area (footprint) of 2,000 square feet, or more, subject to the following conditions:

- a. The stormwater runoff from the roofs shall be collected and directed into a subsurface infiltration area which shall be sized so that it has an available storage volume equal to or greater than the volume of water resulting from a rainfall depth of 2.5" over the total roof area. The Zoning Officer must be provided with details and calculations sufficient to demonstrate that the subsurface infiltration will contain the required volume.
- b. Construction of the collection system and subsurface infiltration area must conform to current standard construction practices.
- c. Associated impervious/semi-impervious areas shall not exceed 5,000 square feet, and the stormwater runoff from these areas shall not be directed as concentrated runoff toward any adjacent property or road.

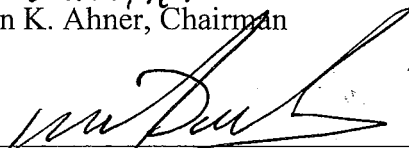
3. The above provision shall be effective immediately.

ENACTED and ORDAINED this 27th day of February, 2017.

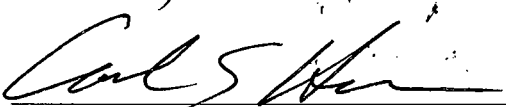
Polk Township Board of Supervisors



Brian K. Ahner, Chairman



Michael D. Hurley, Vice-Chairman



Carl S. Heckman, Supervisor

ATTEST:



Ruthanne K. Toner, Secretary



