

MORRIS TOWNSHIP, CLEARFIELD COUNTY, PENNSYLVANIA  
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDMENTS  
ORDINANCE NO. 2024-12-23

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AN ORDINANCE OF MORRIS TOWNSHIP, CLEARFIELD COUNTY, PENNSYLVANIA,  
TO ADOPT CERTAIN AMENDMENTS TO THE MORRIS TOWNSHIP SUBDIVISION  
AND LAND DEVELOPMENT ORDINANCE.

WHEREAS, Morris Township has adopted and maintains subdivision and land development regulations that establish various use and development regulations for properties in the Township. Morris Township formally adopted the Subdivision and Land Development Ordinance (hereinafter the "2005 SALDO") by Ordinance No. 2024-12-23 on or about September 5, 2005.

WHEREAS, application of the 2005 SALDO has brought to light the need to make certain adjustments and amendments to the 2005 SALDO to make clarifications and consistencies, and to also add provisions for new uses that have developed since the adoption of the 2005 SALDO; and

WHEREAS, the Morris Township Board of Supervisors conducted a public hearing on the proposed amendments to the 2005 SALDO for Morris Township on December 23, 2024; and

WHEREAS, at least thirty (30) days prior to the Supervisor's public hearing, copies of the proposed amendments to the 2005 SALDO for Morris Township were forwarded to the Clearfield County Planning Commission, and all municipalities with boundaries adjoining the boundaries of Morris Township for their review and comment thereon; and

WHEREAS, the comments of the Clearfield County Planning Commission, and the adjoining municipalities, if any, along with comments of the public, were considered by the Board of Supervisors of Morris Township; and

WHEREAS, the Board of Supervisors of Morris Township deems it to be in the best interest of the public health, safety, and welfare of the Township, and in accordance with orderly community development standards and provision of adequate housing for residents of the

Township, and to provide for clarity in the 2005 SALDO, to approve the proposed amendments to the 2005 SALDO.

NOW, THEREFORE, the Board of Supervisors of Morris Township, Clearfield County, Pennsylvania, hereby approves the proposed amendments to the 2005 SALDO as set forth in this Ordinance, and adopts and ordains the following ordinance:

**Section 1. Title**

This ordinance shall be known and may be cited as the 2024 SALDO Ordinance Amendments; Ordinance No. 2024-12-23

**Section 2. Legislative Findings**

The Board of Supervisors has determined that it is in the best interest of the public health, safety, and welfare of the residents and visitors to the Township, and in accordance with orderly community development standards and procedures, and in conformity with the comprehensive plan for Morris Township, to provide for clarity within the application of the 2005 SALDO, and that the proposed amendments as hereinafter listed will promote consistency and clarity in the application of the 2005 SALDO, and address new uses that have arisen since original adoption of the 2005 SALDO.

**Section 3. Authority**

The Morris Township Supervisors are authorized under the provisions of the Second-Class Township Code, 53 P.S. Articles XVI and XXIII, to consider and adopt ordinances pertaining to the general health, safety, and welfare of the Township, and Section 1601 of the Second-Class Township Code, 53 P.S. Section 66601, specifically authorizes adoption of ordinances, and the Pennsylvania Municipalities Planning Code, 53 P.S. Section 10101, *et seq.* at Section 501, 53 P.S. Section 10501, specifically contemplates and authorizes municipalities to adopt subdivision and land development ordinance amendments.

**Section 4. Action**

The Board of Supervisors of Morris Township hereby authorizes and ordains that the following amendments shall be adopted to the 2005 SALDO:

**Section 402 shall be amended to include:**

Setbacks will be measured to any structural component attached to the main building structure including but not limited to: Open entryways, decks etc. Entry stairs open to the air will be considered part of the main structure.

The table in Section 402 shall be amended to included references to Section 403.5 and 403.6, and also to include references to Solar Farms/Solar Array

**Section 403 shall be amended to include General provisions as follows:**

General.

1. Lot Lines. Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines.
2. Municipal Boundaries. Where practical, lot lines shall follow municipal boundaries rather than cross them.
3. Residential Lot Depth. Generally, the depth of residential lots shall be not less than 1 nor more than 2 ½ times their width.
4. Lot Drainage. Lots shall be laid out to provide positive drainage away from all buildings and individual lot drainage shall be coordinated with the general storm drainage plan for the area if adopted by the municipality.
5. The addition of any second residence on a contiguous lot will require submittal of a Land Development Plan.
6. If a lot already contains 2 residences any additional residences being added will require a Land Development Plan submittal and the lot must be subdivided. If more than 2 residences are proposed the land will fall under Section 404 (K) and will be considered a Mobile Home Park Development.

**Section 403 D shall be amended to include the following provisions:**

- a) Whenever a developer proposes to access a street that existed as of January 10, 1989 and was/is not offered for dedication to public use, the developer shall submit for the purposes of recording with the plan a copy of an agreement in a form and content acceptable to the Township. Said agreement shall include the Township as a party together with the developer, his heirs and assigns and all other property owners who access said existing private street and their heirs and assigns. The agreement shall establish the conditions under which said street(s) shall be maintained and the condition under which it may be later offered for dedication. Said agreement shall stipulate, among other things:
  - 1.) That said street(s) shall be maintained, cleared of snow and ice, and always remain passable. The distribution of the cost of said maintenance for the private street among all adjacent property owners shall be set forth. The area of street to be maintained shall be from the nearest intersection of the private street(s) with the public street to the intersection with another street, or the end of the private street.
  - 2.) That failure of the developer or other parties to the agreement to maintain the street in a passable condition at all times shall be sufficient reason for the Township to enter the street in an

emergency to maintain, to clear snow and ice, and to make the street passable and, to bill the responsible parties for the cost of said work. If the parties fail to pay said charges, the Township may collect the charges through a municipal lien plus interest, costs and attorney fees. Forced maintenance by the Township under this

Section shall not be construed as the Township's acceptance, or potential acceptance, of the street.

- 3.) That said street(s) shall conform to municipal specifications with respect to design construction standards and right-of-way at the time of the offer of dedication or when surety is posted in an amount approved by the Township for the improvements to the street to bring it into conformance with the municipal specifications in effect on the date of the dedication.
  - 4.) That agreement by the owners of 60% of the front footage thereon shall be binding on the owners of the remaining lots with respect to offering the private street for public dedication.
  - 5.) At any intersection of the private street with a public street, a sign no larger than 2 square feet shall be erected and maintained by the developer that states "This is a private street and is the end of Township road maintenance."
- b) Private Streets Offered for Public Dedication. For Private Streets subject to such an agreement as referred to in Section 403, D. a) above, upon receipt of a petition of the owners of 60% of the front footage of the private street, the Board of Supervisors may authorize the acceptance of said street provided:
- 1.) That the right-of-way, for the classification of street as determined by the Township Engineer, is dedicated and deeded to the Township.
  - 2.) That the street is constructed pursuant to the currently adopted street standards.
  - 3.) That the street has a logical beginning and end; no mid-block streets may be offered for dedication.

- 4.) That complete construction drawings per the Township's standards for public streets, which are sealed by a licensed civil engineer, shall be provided to the Township.
  - c) A note shall be placed on the subdivision plan indicating that the street is private and shall refer to the Deed Book and Page where the agreement is recorded.
  - d) Any newly created lot(s) shall have a provision placed in the deed of conveyance that the access for said lot(s) is via a private street and subject to the agreement recorded in Deed Book , Page .
7. Double or Reverse Frontage. Double or reverse frontage lots shall be avoided except where required to prevent direct access to arterial streets, or to overcome specific disadvantages of topography or orientation.
  8. Arterial Streets. Where a lot abuts an arterial street and an existing local and/or collector street, access shall be from the local or collector street only. Where this Chapter requires installation of a local, collector streets, or other type of street parallel to an arterial street, all lots abutting such local, collector streets, or other type shall derive access solely therefrom.

**Section 404. O. shall be added as follows:**

O. Solar Farms (Solar Array):

- a. Solar Farms shall be considered a major land development as it meets the applicable definition of such.
- b. Such land developments shall provide Type III screening as listed in Section 405.
- c. Adequate access shall be provided to facilitate safe movement of trucks and other vehicles. There shall be clearly defined truck entrance and parking area, pursuant to the parking and access standards of the Ordinance.
- d. Provide a plan to deal with dust and noise abatement.
- e. Solar Farms shall show evidence of compliance with all applicable regulatory setbacks. In the absence of such setbacks, they shall observe the following setbacks:

- i. Five hundred (500) feet from a dwelling not owned by the owner of the facility.
  - ii. Five hundred (500) feet from a front, side, or rear property line.
  - iii. Two hundred (200) feet from a stream.
  - iv. Three hundred (300) feet from a well not owned by the owner of the facility.
- f. Solar Farms shall be no less than 100 acres of land with a maximum lot coverage of 25%. Only one Solar Farm facility will be permitted in the Township at any given time.
- g. Solar Farm facilities shall require an Owner/Developer agreement with Morris Township clearly defining guidelines for development and post development. The Developer/Owner shall be responsible for:
- i. Removal of installed equipment and appurtenances.
  - ii. The property, if vacated, will be restored to its original condition prior to construction at the Owner/Developers expense.

**Section 404, P. shall be amended to include:**

- f. Mineral Excavation shall be no less than 10 acres of land with a maximum lot coverage of 25%.

**Section 404 shall be amended to include a new subsection Q, as follows:**

**Q. Adult Entertainment**

*1. Definitions. As used in this section:*

*(A). Adult bookstore: Any establishment.*

- i. Which advertises itself as, or designates itself as, an adult, X-rated or "sex" related store or establishment; or
- ii. Where twenty-five (25) per cent or more of the stock of videos, tapes, films, magazines, aids, toys, clothing, games, etc. or any other objects or depictions of

whatever nature are designated, advertised, or otherwise indicated to be X-rated, adult related, or of a sex theme.

iii. An adult bookstore shall also be defined as any establishment described in subsection (b) which has less than twenty-five (25) per cent of the articles described in subsection (b), but which does not keep said articles in a separate area wherein no access is granted to minors.

b. *Adult theatre*: Any enclosed building, or any area or section within any enclosed building, used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas", as defined herein, for observation by patrons therein.

c. Specified anatomical areas is defined as:

i. Less than completely and opaquely covered:

a. Human genitals, pubic region;

b. Buttock;

c. Female breast below a point immediately above the top of the areola; and

ii. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

d. Specified sexual activities is defined as:

i. Human genitals in a state of sexual stimulation or arousal;

ii. Acts of human masturbation, sexual intercourse or sodomy; and

iii. Fondling or other erotic touching of human genitals, pubic region, buttock, or female breast.

e. Alcoholic beverage means all beverages containing more than one (1) per cent of alcohol by weight.

f. *Place of Assembly*: An establishment providing a place for persons to gather together for a common purpose in a meeting, recreational, religious or social facility. This definition shall include, but is not limited to auditoriums, private clubs and lodges, community centers, clubhouses, theaters, and places of worship or other facilities that are used for prayer and assembly by persons of similar beliefs.

2. *Applicability.* Adult book stores or establishments, and adult theatres are strictly regulated in the Township of Morris, pursuant to all provisions contained in this section.

3. *Distance between establishments.* No adult bookstore or adult theatre shall be located within 26,400 feet, to be measured from front door to front door of said establishment by airline route, of an existing adult bookstore or adult theatre located within or outside the corporate limits of the Township of Morris.

4. *Distance from Place of Assembly, child care facility, Residence or school.* No adult bookstore or adult theatre shall be located within 26,400 feet of any established Place of Assembly, child care facility, Residence or school located within or outside the corporate limits of the Township of Morris, measured from the front door of the adult bookstore or adult theatre to the nearest point of the place of assembly, child care facility, Residence or school property used as a part of such facility measured along public thoroughfares by airline measurement.

5. *Distance from alcoholic beverage establishment.* No adult bookstore or adult theater shall be located within 26,400 feet, measured from the front door of the adult bookstore or adult theatre or property used as a part of such facility measured along public thoroughfares by airline measurement, of an existing establishment which sells alcoholic beverages for consumption on premises located within or outside the corporate limits of the Township of Morris.

6. *Distance from residential district.* No adult bookstore or adult theatre shall be located within 26,400 feet airline measurement from any residential housing. For the purposes of this subsection, distances shall be measured from the nearest property line of the premises to the nearest boundary of a residential housing.

7. *Operating Hours.* Adult bookstore or adult theatre operating hours will not remain open past an 8pm closing and will not open before 2pm and will not be permitted to open on any Sunday .

(B) *Nude or semi-nude entertainment.*

1. *Definitions.* The following definitions shall apply in this section:

a. Advertisement means a display, notice or other information designed to attract public attention, including, but not limited to, handbills, signs, billboards, soundtracks, placards, signboards and written notices.

b. Alcoholic beverages means all beverages containing more than one (1) per cent of alcohol by weight, including beer and wine.



c. Commercial means operated for pecuniary gain, which shall be presumed for any establishment which has received an occupational license local business tax receipt. For purposes of this section, operating for pecuniary gain shall not depend on actual profit or loss.

d. Establishment means a physical plant or location, or the commercial activities or operations being conducted, or both together, as the context of this section may require.

e. Nude or semi-nude entertainment consists of the following:

i. The actual or simulated displaying of the genitals, pubic area, buttocks, anus or anal cleft or cleavage.

ii. The actual or simulated displaying by a female of her nipple, areola or any portion thereof, or any portion of her breast directly below the areola.

f. Person means individuals, firms, associations, joint ventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, government officials, government entities and all other groups or combinations.

g. Premises means a physical plant or location, which is enclosed by walls or any other enclosing structural device, or which is covered by a single roof or with a single shared entrance, if not covered by a single roof, and shall include any structure, structures or land, or contiguous structures or land, within three hundred (300) feet of the physical plant or location where such structures or land and the physical plant or location are under common ownership, control or possession.

h. Areola means the darkening ring surrounding the nipple of a female breast.

## *2. Prohibitions:*

a. It shall be unlawful for any person to engage in nude or semi-nude entertainment in any establishment at which alcoholic beverages are, or are available to be, sold, dispensed, consumed, possessed or offered for sale or consumption on the premises.

b. It shall be unlawful for any female person, while on the premises of a commercial establishment at which alcoholic beverages are, or are available to be, sold, dispensed, consumed, possessed or offered for sale or consumption on the premises, to expose to public view her nipple, areola or any portion thereof, or any portion of her breast directly below the areola or to employ any device or covering which is intended to give the appearance of or simulate such areas of the female breast as described herein.

c. It shall be unlawful for any person while on the premises of a commercial establishment at which alcoholic beverages are, or are available to be, sold, dispensed, consumed, possessed or offered for sale or consumption on the premises, to expose to public view his or her genitals, pubic areas, buttocks, anus or anal cleft or cleavage or employ any device or covering which is intended to give the appearance of or simulate his or her genitals, pubic area, buttocks, anus or anal cleft or cleavage.

d. It shall be unlawful for any entertainer, performer, or employee, while on the premises of a commercial establishment regulated under this section, to dance in such a manner as to simulate sexual activity with any patron, spectator, employee or other person not employed therein.

e. It shall be unlawful for any entertainer, performer or employee, while on the premises of a commercial establishment regulated under this section, to sit upon or straddle the leg, legs, lap or body of any patron, spectator or other person therein, or to engage in or simulate sexual activity while touching or being touched by said patron, spectator or other person.

f. It shall be unlawful for any person while on the premises of a commercial establishment regulated under this section to engage in any sexual intercourse, masturbation, sodomy, bestiality, oral copulation, flagellation, any sexual act which is prohibited by law, touching, caressing or fondling of human breasts, genitals, pubic area, buttocks, anus or anal cleft or cleavage or the simulation thereof within an establishment dealing in any form of alcoholic beverages.

g. It shall be unlawful for any person to show or cause to be shown in a commercial establishment regulated under this section any graphic representation, including pictures or projection of film, which depicts human genitals, pubic area, buttocks, anus, anal cleft or cleavage, female nipple, female areola, female breast directly below the areola, sexual intercourse, masturbation, sodomy, bestiality, oral copulation, flagellation, or any sexual act prohibited by law or touching, caressing or fondling of the human genitals, pubic area, buttocks, anus, anal cleft or cleavage, female nipple, female areola, or female breast directly below the areola.

h. It shall be unlawful for any person owning, maintaining, operating or leasing any commercial establishment at which alcoholic beverages are, or are available to be, sold, dispensed, consumed, possessed or offered for sale or consumption on the premises to suffer or permit any person on the premises to engage in any conduct prohibited in subparagraphs (1) through (7) above.

i. It shall be unlawful for any person owning, maintaining, operating or leasing a commercial establishment regulated under this section to suffer or permit any outside advertisement which encourages, solicits, induces or promotes conduct

or activities prohibited by this section in such establishment. Any signage or advertising of any kind is strictly prohibited with the Township of Morris.

**Section 408 shall be amended to include:**

All lots located within the designated sewer service area shall connect to the public sanitary sewer system when deemed feasible, permitted, and/or required by the appropriate sewer authority. If sewer service is not presently available to lots in the service area, capped sewers shall be installed for future connection unless off-site service is specifically exempted by revision to the plan. All components of the system shall be designed and constructed in accordance with the standards of the applicable sewer authority.

**Section 408, A. shall also be amended to include:**

3. All lots which will not have off-site sewage disposal shall provide on-site systems approved by the Sewage Enforcement Officer, except for lots intended to remain undeveloped and so exempted by the Board of Supervisors. No lot may be subdivided unless so exempted or found suitable for an approved system.

**Section 408, B, shall be amended to include:**

3. Community sewage systems (package treatment plant or subsurface disposal) shall be required for subdivisions or land developments outside the sewer service area when such include ten or more lots with a median lot size of less than one acre. The design of the system shall be approved by the Sewage Enforcement Officer. An agreement guaranteeing maintenance of the systems shall be prepared by the applicant subject to approval by the Board of Supervisors. Such agreement shall be noted in the deed for each connecting lot and shall specify the responsibilities of each property owner for the proper functioning and maintenance of the system.

**Section 409 shall be amended to include:**

All lots located within the designated water service area shall connect to public water authority/company mains when such is feasible and/or permitted by the appropriate water authority/company. All water mains and laterals shall meet the design and installation specifications of said water authority/company.

**Section 409, C. shall be amended to include:**

1. The minimum fire flow requirements for developments of one- and two-family dwellings with any setback requirement of less than 15 feet or building separations less than 30 feet shall be 1,000 gallons per minute.
2. The minimum fire flow requirements for developments of other than one- and two-family dwellings shall be determined using the Needed Fire Flow method described in the Fire Suppression Rating Schedule published by the Insurance Services Office, Inc. (ISO).
3. The spacing between fire hydrants shall not exceed 1,000 feet in developments of one- and two-family dwellings and shall not exceed 600 feet in developments of other development types as measured along the centerline of fire apparatus access roads. With the exception of one- and two-family dwellings the distance to any building or structure shall not exceed 300 feet.
  - a) Exception: The fire chief is authorized to accept a deficiency of up to 10% of the required fire flow where existing fire hydrants provide all or a portion of the required fire flow. (Written notice of the deficiency and approval shall be noted on the plan.)

**Section 409 shall be amended to include a new subsections D, E, F, and G, and provisions for surveyors markers, as follows:**

D. Utility Easements. In subdivisions containing five or more lots, all electric, telephone, and cable television utility lines shall be placed underground. All utilities shall be installed in a manner which will allow safe and ready access for the installation and maintenance of other utilities.

1. Utility easements outside street rights-of-way shall be a minimum of 20 feet in width or as otherwise determined by the appropriate utility company, except that easements lying parallel and abutting street rights-of-way may be reduced to a minimum width of 7 ½ feet. All other easements outside street rights-of-way shall be centered on or adjacent to rear or side lot lines where feasible.
2. Lines connecting utility service to each lot shall be installed in accordance with the standards of the utility company providing such a service.

3. No structures, trees, or shrubs shall be placed or planted within a drainage easement unless authorized by the Township.

E. Snow Stockpile Easement. At the end of any cul-de-sac street provide a 20-foot wide by 20-foot deep easement for plowing and placement of snow by public works equipment. The easement area shall be shown on any plan, and unobstructed by any feature such as a driveway, plantings or above-ground structures.

F. Off-site Easements. In the event that off-site easements are necessary, they shall be denoted on the Subdivision and or Land Development plan as applicable.

G. Markers: All markers required herein shall be accurately placed by a licensed land surveyor after final approval of the plan.

A. Markers.

H. Markers shall consist of iron pipes or steel bars 36 inches long and 1 inch in diameter.

I. Markers shall be set at all lot corners, at all changes in direction of lot lines (except curve arcs), and at the beginning and end of curved lot lines.

J. Markers shall be set at all corners and changes in direction of right of way lines, unless they coincide with property corners.

**Section 412 shall be amended as follows:**

1. Sidewalks shall be located along all property lines which abut streets. Sidewalks shall be constructed within the public right-of-way, unless the Board of Supervisors authorizes sidewalks to be constructed on private property immediately adjacent to the public right-of-way. In such case, the developer shall enter into an easement agreement in a form acceptable to the Board of Supervisors. The grant of easement shall be recorded contemporaneously with the recording of the final subdivision plan and/or land development plan. Said plan shall include a note referencing the existence of and recording information concerning the grant of easement.
2. Sidewalks crossings of streets shall be provided across both sides of intersecting streets. All crossings shall have designed ramps to meet current ADA requirements and conform to PennDOT RC Standards and Chapter 21 "Streets and Sidewalks". Ramps shall be constructed by the

developer at the time of street construction.

**Section 413 shall be amended to include a new subsection G as follows:**

G. Parking Lots. For the purposes of this Section, parking lots are defined as facilities providing off- street parking space for five or more motor vehicles. All parking lots shall meet the design and maintenance standards specified below. All applications for a permit to use land, in whole or in part, as a parking lot as herein defined shall be accompanied by a land development plan as stipulated in this Section.

1. Dimensions. All parking spaces shall comply with the dimensions specified in this Chapter. The minimum dimensions of all aisles providing access to parking lot spaces shall be as follows:

<u>Angle of Parking Space to Aisle (in degrees)</u>	<u>Aisle Width (in feet)</u>	
	One Way	Two Way
Parallel	12	20
30 (150)	12	20
45 (135)	15	20
60 (120)	18	20
90	24	24

No portion of any parking space shall intrude into the required aisle width. For aisles providing access to parking spaces set at angles other than those specified above, the required aisle width shall be that of the nearest specified angle of parking. If equidistant from specified angles, the greatest aisle width of the two nearest angles shall apply.

2. Obstructions. Parking lots shall be designed to permit each motor vehicle to proceed to and from all unoccupied parking spaces without requiring the moving of any other parked motor vehicle.

3. Ingress and Egress. Entrance and exit driveways and aisles linking parking lots to public streets shall comply with the standards for motor vehicle access. Parking spaces shall be designed to prevent motor vehicles from backing onto a public street in order to leave the lot.

**Section 415 shall be amended to include:**

Erosion and Sedimentation Control Plans. Whenever earthmoving activities are proposed for a subdivision or land development which requires preparation of an erosion and sedimentation control plan under the rules and regulations of the Pennsylvania Department of Environmental Protection, the Board of Supervisors shall require that a copy of such plan be submitted along with the plan submitted for preliminary approval. Review and approval of such erosion and sedimentation control plan by the Department of Environmental Protection, or its designated agent, shall, in such cases, be required for preliminary approval of the plan.

**Section 415 shall be amended to include a new subsection 13 as follows:**

1. Grading

- a. Blocks and lots shall be graded to secure proper drainage away from buildings. Alterations to existing storm runoff patterns and amounts shall conform to provisions of the applicable stormwater management ordinance.
- b. No excavation shall be made resulting in a slope steeper than 3 horizontals to 1 vertical, except when all of the following criteria are met:
  - a) The excavation is located so that a line having a slope of 3:1 and passing through any portion of the proposed slope will intersect the existing ground inside the property lines of the property on which the excavation is proposed to be made and
  - b) The slope is located so that settlement, sliding, or erosion will not result in material being deposited on adjoining property by any means; and
  - c) The materials and methods used to finish such grading is sufficiently stable to sustain a slope of 1:1; and
  - d) A geotechnical report shall be prepared by a qualified geotechnical consultant and reviewed by the Township geotechnical consultant. The report shall identify all methods and materials used for such cut and fill

operations and shall affirm that such deviation from the slope standard will not result in erosion, sedimentation or injury to persons or damage to adjacent property.

- c. In all cases, the edge of excavation or fill shall be a minimum of 5 feet from property lines of developed lots.

**Section 417 shall be amended to include additional subsections as follows:**

8. Prohibited Signs.

The following types of signs are prohibited in the Township:

- (1) Abandoned signs.
- (2) Audible signs.
- (3) Balloons and streamers. Fringe, twirling, curb-type signs, portable display signs, balloons, streamers or air- or gas-filled figures and other similar temporary signs except as stated for temporary use herein.
- (4) Beacons; search lights; lasers. Promotional beacons, search lights or laser lights or images.
- (5) Graffiti.
- (6) Illegal activity signs. Signs which advertise an activity which is illegal under federal, state or local laws.
- (7) Imitation traffic signs. Signs which contain or are an imitation of an official traffic sign or signal or contain the words "stop," "go," "slow," "caution," "warning," or similar words in such a manner as to resemble official traffic control signs.
- (8) Inflatable devices except as specifically allowed under this article. Includes fan-activated devices.
- (9) Obscene signs. Signs which depict obscene material.
- (10) Portable signs. Portable signs, including signs attached to any parked vehicle or trailer, so as to be visible from a public right-of-way, except that signs posted in the window of a vehicle, totaling one (1) square foot shall be permitted but not when parked within a nonresidential use property with the intent to sell said vehicle.
- (11) Rotating signs (excludes barber pole signs).
- (12) Signs attached/painted to natural objects. Signs attached to trees; signs painted on or otherwise attached to rocks or any natural objects.
- (13) Signs not maintained. Signs not in good repair, in violation of codes, or containing or exhibiting broken panels, visible rust, visible rot, damaged support structures or missing letters. Signs must be maintained at all times by the signage owner.



(14) Signs on tree, utility pole or water tower. Signs mounted on a utility pole, water tower or other similar structure, traffic signal or traffic control box and cell towers.

(15) Twirling and/or curb-type signs except as otherwise allowed herein.

(16) Unidentified signs. Any sign not specifically identified in this article as a permitted sign.

(20) Vehicle signs or advertising devices attached to any unregistered vehicle or trailer parked so as to be visible from a public right-of-way for the purpose of providing advertisements of products, services or events or directing people to a business or activity, except for a common carrier or other vehicle which is used for daily transportation with a valid license plate.

#### 9. Signs and Activities Not Requiring Compliance with this Ordinance.

All signs shall comply with the standards of this ordinance, as applicable, and with any other applicable laws. Unless otherwise provided herein, illuminated signs must obtain a sign compliance permit under this Ordinance. The following signs and activities are exempt from the requirement to obtain a sign compliance permit:

(A) Changing the copy of a sign, bulletin board, case sign, or marquee where no structural or electrical changes are made, or the changing of interchangeable letters on sign designed and intended for use of interchangeable letters.

(B) Repainting, cleaning, or other normal maintenance and general repairs of a sign which does not involve structural or electrical changes. This exemption does not include painting a new wall sign, which requires a sign compliance permit.

(C) Required address signs and warning signs.

(D) Permanent window signs and window decals such as, but not limited to, those denoting acceptance of credit cards or affiliation with civic groups.

(E) Cornerstones, memorial tablets and other signs built into the wall of a building.

(F) Non-commercial signs that are less than four square feet in sign area.

(G) Flags.

(H) One commercial flag not exceeding 24 square feet in size on premises that are at least 10,000 square feet of land in any nonresidential area, or one commercial flag not exceeding 12 square feet in size on premises that are at least 5,000 square feet of land in any nonresidential area.

(I) Neon tubing, fiber optic cable or similar special effect or architectural lighting provided such lighting does not serve a commercial purpose or convey an advertising message. Displays of linear special effect lighting shall be limited to two parallel lines.

#### 10. Maintenance of Signs

(A) All signs in the Township shall be maintained in good condition, so as to present a quality and orderly appearance. The Township finds that neglected or dilapidated signs

in the Township may adversely affect the public health, safety and welfare. Such signs may adversely affect the aesthetic characteristics of the Township and may adversely affect public safety due to the visual impact of said signs on motorists and the structural characteristics of said signs.

(B) Signs shall be considered neglected or dilapidated signs if any of the following conditions are present: Rust or holes on or in the sign or sign structure; broken, missing, loose or bent parts; faded or flaking paint; non operative or partially non operative illuminating or mechanical devices; or missing letters in sign copy.

(C) The Township, after due notice, may have any sign removed which shows gross neglect or becomes dilapidated. Said notice shall be given to the property owner and current tenant by first class mail, with proof of mailing obtained from the post office. Proof of mailing means either a first class "certificate of mailing" or a first class "certified mail" receipt; a proof of delivery is not required. Only an owner reflected on the records of the tax assessor as of the date the notice is sent shall be entitled to notice. The Township or designee shall give the owner thirty (30) days' written notice to correct the deficiencies or to remove the sign or signs. If the owner refuses to correct the deficiencies or remove the sign, the Township or designee may have the sign removed at the expense of the owner.

(D) Temporary event signs. Businesses and institutions may exhibit balloons, banners, flags or streamers related to an activity or event having a specific duration, or the end of which is related to a specific action, usually lasting only a few days at a time. Examples include grand opening events, seasonal sales events, and close-out sales. Such signs must comply with the following provisions:

(1) Duration. Such signs may be exhibited for no more than fourteen (14) days at a time, with a thirty-day separation period between events, and no more than one (1) time each calendar year on the same property. A new business owner who obtains a new business license (occupational tax certificate) may be eligible to hold a temporary event, even if a former business has held an event earlier on the same property in the same calendar year.

(2) Maintenance. No person shall maintain or permit to be maintained on any premises owned or controlled by that person any temporary event sign which is in a dangerous and defective condition. Any such sign shall be removed or repaired by the owner of the premises, or as otherwise provided for in this Section.

(3) Setback. All such signs and devices shall be set back a minimum of five (5) feet from public road right-of-way.

(4) Size. Banners and portable signs shall be a maximum of thirty-two (32) square feet in area.

**Section 701 shall be amended to include the following within the definition of "Land Development":**

Solar Farm/Solar Array

**Section 701 shall be amended to include the following definitions:**

Multi-Family Dwelling - means a building containing three (3) or more

dwelling units, such buildings being designed for residential use and occupancy by three (3) or more families living independently of one another, with the number of families not exceeding the number of dwelling units, and which is not a single-family attached dwelling.

Solar Energy: Radiant energy (direct, diffuse and/or reflective) received from the sun.

Solar Farm/Solar Array: An area of land or other area used for a solar collection system by installation of Solar Panel(s) principally used to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power primarily for off-site use or commercial on-site use. Solar Farm/Solar Array consist of one (1) or more free-standing ground, or roof mounted solar collector devices, solar related equipment and other accessory structures and buildings including light reflectors, concentrators, and heat exchangers, substations, electrical infrastructure, invertors, transmission lines and other appurtenant structures. A Solar Farm/Solar Array does not include Solar Panels installed on or for a residential structure or as an accessory use to any principal use.

Solar Panel: That part or portion of a solar energy system containing one or more receptive cells or modules, the purpose of which is to convert solar energy for use in space heating or cooling, for water heating and/or for electricity.

#### **Section 5. Notification**

Within thirty (30) days after adoption of this Ordinance, the Township shall cause a copy of this Ordinance to be provided to the Clearfield County Planning Office, and any other parties required to be notified.

#### **Section 6. Republication of 2005 SALDO**

Within thirty (30) days after adoption of the Ordinance, the Township shall cause the 2005 SALDO to be republished with such republication to include the changes listed in Section 4 of this Ordinance, to promote the consistency and ease of application of the 2005 SALDO, as amended.

#### **Section 7. Severability**

The provisions of this Ordinance are severable and if any of its provisions are ruled by a Court, invalid or unconstitutional, such decisions will not affect or impair any of the remaining provisions of this Ordinance. It is declared to be the intention of the Board of Supervisors that this Ordinance would have been adopted if such invalid or unconstitutional provision had not been included.

#### **Section 8. Repealer**


Any ordinance, or part of an ordinance conflicting with the terms of this ordinance are hereby repealed.

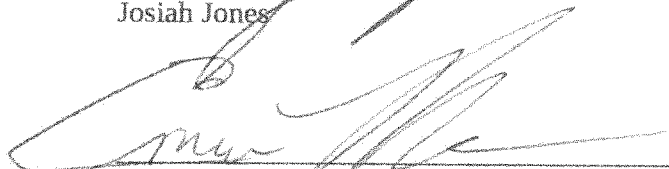
**Section 9. Effective Date**

This ordinance shall become effective five (5) days after passage and shall thereafter be in force.

ENACTED and ORDAINED this 23<sup>rd</sup> day of December, 2024.

BOARD OF SUPERVISORS OF MORRIS TOWNSHIP

  
\_\_\_\_\_  
Josiah Jones

  
\_\_\_\_\_  
Emerson Reams

  
\_\_\_\_\_  
Fred Little