

SOUTH LEBANON TOWNSHIP

ORDINANCE NUMBER 379

BE IT ORDAINED AND ENACTED by the Board of Supervisors of South Lebanon Township, and it is hereby ordained and enacted by the authority of the same as follows:

The Zoning Ordinance of South Lebanon Township, Ordinance Number 278, is hereby amended as follows:

SECTION ONE:

A. ARTICLE 1, "DEFINITIONS" are amended as follows:

1. Amend the definition of "Animal Husbandry" as "ANIMAL HUSBANDRY: The raising, breeding, keeping or care of farm animals or livestock, including fowl or insects, for meat by-products or other utility. This shall not include veterinarians properly licensed by the Commonwealth of Pennsylvania who are in good standing and operate animal hospitals as permitted in Section 6.02(M)(2).
2. Amend to add the definition of "Commercial Use" as "A use of land or improvements thereto for the purpose of engaging in retail, wholesale, or service activities for profit".
3. Add the definition "Kennel" to read "Facilities for housing more than three (3) dogs, birds, reptiles or any other animals as follows:
 - a. Boarding Kennel. A facility available to the general public, where more than three (3) dogs, birds, reptiles or any other animals are boarded for a specified period of time or housed for training purposes for compensation.
 - b. Breeding Kennel. A facility operated for the purpose of breeding, buying, selling or in any way transferring more than three (3) dogs, birds, reptiles or any other animals for research or nonresearched purposes for compensation".

4. Eliminate the present definition of “Pet Kennel”.
5. Amend the definition of “Structure” as “Any man-made object having an ascertainable stationary location on or in land or water”.
6. Add the definition of “Warehouse” to read “A building whose purpose is the storage of goods, products, merchandise, and/or materials awaiting further delivery and/or distribution”.
7. Add the Definition “Conditional Use” to read “Conditional Use – A use permitted by right in a particular zoning district pursuant to provisions in Section 20.03(F) of this Ordinance. Conditional Uses are reviewed by the Board of Supervisors after recommendations by the Planning Commission in accordance with Section 20.03(F) of this Ordinance.”

SECTION TWO:

ARTICLE 6, A-AGRICULTURAL DISTRICT. SECTION 6.02 (PERMITTED USES), SUBSECTION (M)(4) shall be amended to read Agriculturally oriented commercial establishments which are facilities for the sales, repair and service of agricultural equipment, vehicles, or supplies. Examples include, but are not limited to, farm implement dealers, feed mills, seed stores and butchering shops.

SECTION THREE:

ARTICLE 6, “A-AGRICULTURAL DISTRICT” is amended as follows:

1. Eliminate Section 6.02(d) which states “Pet kennels, provided that they are located a minimum of two hundred (200) feet from any road right-of-way or lot line”.
2. Former Subsections E, F, G, H, I, J, K, and L, are amended to read “D”, “E”, “F”, “G”, “H”, “I”, “J”, “K”, respectively.
3. New Subsection “L” is added to read “Publicly or privately owned nursery school, kindergarten, elementary, middle and high schools.

SECTION FOUR:

- A. ARTICLE 6, "A – AGRICULTURAL DISTRICT, SECTION 6.02 (PERMITTED USES), SUBSECTION (M) shall be amended to read "Upon approval by the Zoning Hearing Board, the following Special Exception uses are permitted provided the use complies with the conditions listed herein and SECTION 20.05 of this Ordinance. Additionally, the applicable requirements of SECTIONS 6.03 and 6.04 of this ordinance, including maximum lot area, shall also apply".
- B. ARTICLE 6, "A-AGRICULTURAL DISTRICT" (PERMITTED USES) is amended by adding 6.02 (PERMITTED USES), SUBSECTION (M)(7) to read as follows:
7. Within the "A-Agricultural District" Zone only, boarding and breeding kennels are permitted by special exception, subject to the following requirements:
- a. Breeding kennels shall not be permitted on tracts of less than ten (10) acres.
 - b. Boarding kennels may be located on tracts of two (2) acres or greater provided that such facilities are limited to twenty-five (25) adult dogs. The minimum lot size for boarding kennels housing more than twenty-five (25) adult dogs must be increased by one (1) acre for every additional twenty-five (25) adult dogs or portion thereof.
 - c. All kennel buildings, whether boarding or breeding, and any outdoor animal pens, stalls or runways shall be located within the rear yard.
 - d. All kennel buildings, whether boarding or breeding, and any outdoor animal pens, stalls or runways shall be a minimum of one thousand (1,000) feet from all property lines, residential districts or existing residential uses.
 - e. No waste shall be stored within one hundred (100) feet of a property line. Any Applicant for a kennel, whether boarding or breeding, shall furnish evidence of an effective means of animal waste disposal which shall be continuously implemented.
 - f. The Applicant for a kennel, whether boarding or breeding, must furnish a plan for the storage and disposal of deceased dogs which disposal shall

take place within twenty-four (24) hours of the dog's death. Such a plan must comply with all Local, State and Federal laws.

g. All dogs shall be located indoors between the hours of 7:00 P.M. and 7:00 A.M.

h. Off-street parking shall be in accordance with Article 15.

i. The Applicant for a kennel, whether boarding or breeding, shall be required to furnish copies of applicable State and/or Federal licenses, including renewals, to the Township. Failure to be properly licensed to operate a kennel shall result in an automatic revocation of a special exception.

j. The Applicant for a kennel, whether boarding or breeding, shall comply with all requirements of the South Lebanon Township Sewage Enforcement Officer and Department of Environmental Protection, or its successor, to meet the on-lot sewage requirements for the operation of kennel(s).

k. The Applicant for a kennel, whether boarding or breeding, shall furnish plans of the kennel to the Township which demonstrate compliance with all Township, State and Federal laws and regulations.

l. The operator of a kennel, whether boarding or breeding, shall comply with the provisions of all Township Ordinances, State laws and regulations and Federal laws and regulations to kennel(s) and the operation of kennel(s).

m. The operator of a kennel, whether boarding or breeding, shall permit the Township Zoning Officer and/or other authorized Township representative to inspect the kennel(s) during normal business hours.

n. The Zoning Hearing Board may attach other conditions it feels are necessary to protect the health, safety and welfare of the inhabitants of the surrounding neighborhood, including but not limited to any issues related to dog noise.

o. The kennel shall be conducted and owned by the kennel owner in residence on the property. This paragraph shall not apply to a properly licensed veterinarian under the laws of the Commonwealth of Pennsylvania".

SECTION FIVE:

- A. ARTICLE 7, SECTION 7.02 (PERMITTED USES), SUBSECTION (G) of the “R-1 Low Density Residential District” shall be amended to read “Agriculture, truck farming, gardening, flower and tree nurseries, and non-commercial greenhouses, but not including animal husbandry or kennels, including boarding and breeding kennels”.

SECTION SIX:

ARTICLE 13, SECTION 13.18 entitled “Parking, Storage, or Use of Commercial and Recreational Equipment” shall be amended to read as follows: For purposes of these regulations, commercial and recreational equipment shall include tractor trailers, utility trailers, construction equipment, construction trailers, rigs, or cabs, boats and boat trailers, travel trailers, pick-up campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers, and the like, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not. No commercial or recreational equipment shall be parked or stored on any lot or street in a residential district except in a carport, an enclosed building, in a rear yard, a side yard not abutting a street or on that portion of a private residential driveway not within the road right-of-way. No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot or street, or in any location not approved for such use. Additionally, no such equipment shall be parked along public streets in any zoning district for a period of time exceeding twenty-four (24) hours for loading and unloading purposes only.

SECTION SEVEN:

ZONING HEARING BOARD: POWERS AND DUTIES:

ARTICLE 20, SECTION 20.01(B) entitled “Authority and Procedures” shall be amended as follows: “Notice of the public hearing shall be provided to all interested parties, all property owners adjoining the affected property, and all property owners within three hundred (300) feet of the affected property. Furthermore, notice of said hearing shall be advertised according to the PMPC, and conspicuously posted on the affected property at least one (1) week prior to the hearing. Continued or reconvened hearings shall not require notice and advertising in accordance with this

subsection, provided the time and date of the subsequent hearing is announced at the original hearing”.

SECTION EIGHT:

The abbreviation “etc.” is hereby removed from the following provisions:

- A. ARTICLE 1 (DEFINITIONS) “Gasoline Station” and “Habitable Floor Area”.

SECTION NINE:

A. ARTICLE 11 (I-1 INDUSTRIAL DISTRICT) IS AMENDED TO ADD SECTION 11.02(K) AS A PERMITTED USE:

1. The purpose of this Section is to provide for the construction, installation, operation and decommissioning of Solar Electric Facilities in South Lebanon Township, subject to reasonable conditions that will protect the public health, safety and welfare.

2. Definitions:

A. Applicant - the Landowner or Developer, as those terms are defined in the Municipalities Planning Code and including their heirs, successors and assigns, who has filed an application for development of a Solar Electric Energy Facility under this Ordinance.

B. Developer- any landowner, agent of such landowner, or tenant with the permission of such landowner, who makes or causes to be made a subdivision of land or a land development.

C. Facility Owner - the person or entity having an equity interest in the Solar Electric Energy Facility, including their heirs, successors and assigns.

D. Landowner- the legal or beneficial owner or owners of land including the holder of an option or contract to purchases (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the right of the landowner, or other person having a proprietary interest in land.

E. Non-Participating Landowner-any landowner except those on whose property all or a portion of the Social Energy Facility is located pursuant to an agreement with the Facility Owner or Operator.

F. Operator - the entity responsible for the day-to-day operation and maintenance of

the Solar Electric Energy Facility.

G. Occupied Building – a residence, school, hospital, church, public library or other building used for public gathering that is occupied or in use when the permit application is submitted.

H. Solar Energy Facility- an electric generating facility, whose main purpose is to supply electricity, consisting of one or more solar collector panels or other devices and other accessory structures or buildings, including substations, meteorological towers, electrical infrastructure, transmission lines and other appurtenant structures and facilities.

I. Township- South Lebanon Township, Lebanon County, Pennsylvania.

3. Applicability:

A. Solar Energy Facilities shall be considered principal use structures and the generation of energy as a principal use. Solar Energy Facilities shall only be permitted in the following location and only in accordance with this section:

1. The I-1 Industrial District

B. Solar Energy Facilities, which are facilities used for principal use solar energy generation, shall only be permitted by Conditional Use approval of the Board of Supervisors in accordance with this Section and any other relevant sections of the Zoning Ordinance.

C. The minimum lot size for Solar Energy Facilities shall be thirty (30) acres.

D. Solar Energy Facilities are subject to the requirements of the South Lebanon Township Subdivision and Land Development Ordinance and the Stormwater Management Ordinance.

4. Design and Construction:

A. Uniform Construction Code: The Solar Energy Facility shall be constructed to and comply with the Pennsylvania Uniform Construction Code, Act 45 of 1999, as amended, and any regulations adopted by the Pennsylvania Department of Labor and Industry as they relate to the UCC, except where an applicable industry standard has been approved by the Department of Labor and Industry under its regulatory authority.

B. Design Safety Certification: The design of the Solar Energy Facility shall conform to applicable industry standards, including those of the American National Standards Institute.

The Applicant shall submit certificates of design compliance obtained by the equipment manufacturers from Underwriters Laboratories (UL), IEEE, Solar Rating and Certification Corporation (SRCC), ETL, Florida Solar Energy Center (FSEC) or other similar certifying organizations.

C. Electrical Components- Any electrical components of the Solar Energy Facility shall conform to relevant and applicable local, state and national codes, and relevant and applicable international standards.

D. Solar Energy Facilities shall not be artificially lighted, except to the extent required by safety or by any applicable federal, state or local authority.

E. Solar Energy Facilities shall not display advertising, except for reasonable identification of the panel, inverter or other equipment manufacturer, and the Facility Owner.

F. Any on-site transmission and power lines shall, to the maximum extent practicable, be placed underground.

G. A Solar Energy Facility shall be enclosed by a fence, barrier or other appropriate means to prevent or restrict unauthorized persons or vehicles from entering the property. Clearly visible warning signs shall be placed on the fence, barrier or Solar Energy Facility perimeter to inform individuals of any potential electrical hazards.

H. A Solar Energy Facility shall be fully surrounded by an Evergreen Buffer planting with a minimum height of three (3) feet at the time of planting. The Evergreen Buffer shall be regularly maintained throughout the lifetime of the solar system up to and including its decommission.

I. Noise levels shall not exceed sixty (60) dBA as measured at the property line of residentially zoned property, or otherwise shall not exceed 70 dBA.

J. All Solar Energy Facilities shall be placed such that concentrated solar radiation or glare does not project onto nearby structures or roadways. The applicant has the burden of providing that any glare produced does not have significant adverse impact on neighboring or adjacent uses either through siting or mitigation.

K. The applicant shall avoid any disruption or loss of radio, telephone, television or similar signals, and shall mitigate any such harm caused on an adjoining property.

5. Submission Requirements:

A. In addition to the requirements of this ordinance and other applicable ordinances, including but not limited to the South Lebanon Township Subdivision and Land Development Ordinance, the following shall be submitted with each application:

1. A narrative describing the proposed Solar Energy Facility, including an overview of the project; the project location; the approximate generating capacity of the Solar Electric Energy Facility, the approximate number, representative types and height or range of heights of the solar panels or other solar system equipment to be constructed, including their generating capacity, dimensions and respective manufacturers, and a description of all ancillary facilities.

2. An affidavit or similar evidence of agreement between the Landowner of the real property on which the Solar Energy Facility is to be located and the Facility Owner, demonstrating that the Facility Owner or Operator has permission of the Landowner to apply for necessary permits or approvals for construction and operation of the Solar Energy Facility. (“Participating Landowner Agreement”).

3. Identification of the properties or portions thereof on which the proposed Solar Energy Facility will be located, and the properties adjacent to where the Solar Energy Facility will be located.

4. A site plan showing the planned location of each Solar panel, property lines, setback lines, access roads and turnout locations, substation(s), electrical cabling from the Solar Energy Facility to the substation(s), ancillary equipment, buildings and structures, including associated distribution and/or transmission lines, and layout of all structures within the geographical boundaries of any applicable setback.

5. Documents related to decommissioning, including a schedule for the decommissioning and financial security.

6. Other relevant studies, reports, certifications and approvals as may be reasonably requested by the Board of Supervisors to ensure compliance with this Ordinance.

7. Written confirmation that the public utility company to which the Solar Energy Facility will be connected has been informed of the customer’s intent to install a

grid connected system and approved of such connection. Off-grid systems shall be exempt from this requirement.

8. Within sixty (60) days after receipt of a land development application the Township will determine whether the application is complete and advise the applicant accordingly.

B. All conditions of any Conditional Use granted by the Board of Supervisors shall be run with the land and be obligations of any subsequent property owners. Any Conditional Use approval permitting a Solar Energy Facility shall be recorded verbatim against the property in the Lebanon County Recorder of Deeds. Additionally, any change in ownership of the property shall be registered with the Township within thirty (30) days of said change in ownership.

6. Setback Requirements:

A. Property lines: All Solar Energy Facilities shall be set back from the nearest property line a distance of not less than 100 feet for all front yards, side yards and rear yards. No buildings or structures that are part of the Solar Energy Facility shall be located less than 150 feet from any residentially zoned district. The setback distance shall be measured from the closest edge of the Solar Energy Facility to the property line.

B. A Solar Energy Facility shall be sited in such a way that it presents no threat to traffic or to public health and safety.

7. Public Road Usage:

A. The Applicant shall identify all state and local public roads to be used within the Township to transport equipment and parts for construction, operation or maintenance of the Solar Energy Facility.

B. The Township Engineer or a qualified third party engineer hired by the Township and paid for by the Applicant shall document road conditions prior to construction. The engineer shall document road conditions again thirty (30) days after construction is completed or as weather permits.

C. The Township may bond the road in compliance with state regulations.

D. Any road damage caused by the Applicant or its contractors/sub-contractors shall be promptly repaired at the Applicant's expense.

E. Applicant shall prove that it has the appropriate financial means to ensure prompt repair of any damaged roads.

8. Miscellaneous Requirements:

A. The Applicant shall provide a copy of the project summary and site plan to the Emergency Services Coordinator and Township fire companies.

B. Upon request, the Applicant shall cooperate with emergency services to develop and coordinate implementation of an emergency response plan for the Solar Energy Facility.

C. There shall be maintained a current general liability policy covering bodily injury and property damage with limits of at least \$1,000,000 per occurrence and \$1,000,000 in the aggregate. The Township shall have access to any liability insurance certificates upon request.

9. Certifications and Inspections:

A. National and State Standards. The Applicant shall demonstrate that all applicable manufacturer's, Commonwealth of Pennsylvania and U.S. Standards for the construction, operation and maintenance of the proposed Solar Energy Facility have been met, including without limitation, back feed prevention and lighting grounding. Solar Energy Facilities shall be built, operated and maintained to the applicable industry standards of the Institute of Electrical and Electronic Engineers (IEEE) and the American National Standards Institute (ANSI). The Applicant for a Solar Energy Facility shall provide evidence through the signature of a Professional Engineer licensed to practice in the Commonwealth of Pennsylvania that such facility is in compliance with such standards.

B. Annual Inspection Report. Whenever a Solar Energy Facility is approved by Conditional Use, an annual inspection report prepared by an independent Professional Engineer licensed in the Commonwealth of Pennsylvania shall be obtained by the property owner and submitted to the Township not later than thirty (30) days following each anniversary of the date on which the Township certified the facility ready for operation. The inspection report shall certify the structural soundness and proper operation of the facility. The requirement to submit the annual report shall be such that it shall be required even if not specifically included as part of a Conditional Use decision.

C. No Solar Energy Facility shall commence operation until the Township has

certified in writing that the conditions of this Section have been satisfied and the facility has been constructed and installed in accordance with the approved plans and specifications.

10. Decommissioning:

A. The Facility Owner and Operator shall, at their expense, complete decommissioning of the Solar Energy Facility, or individual solar panels, within twelve (12) months after the end of the useful life of such Facility or solar panels. A Solar Energy Facility or individual solar panels will be presumed to be at the end of its useful life if no electricity is generated for a continuous period of twelve (12) months.

B. Decommissioning shall include removal of all Solar Energy Systems, solar panels, buildings, cabling, electrical components, roads, foundations, barriers and any other associated facilities.

C. Disturbed earth shall be graded and re-seeded, unless the landowner requests in writing that the access roads or other land surface areas not be restored.

D. An independent and certified Professional Engineer shall be retained to estimate the total cost of decommissioning (Decommissioning Costs) without regard to salvage value of the equipment, and the cost of decommissioning net salvage value of the equipment (Net Decommissioning Costs). Said estimates shall be submitted to the Township after the first year of operation and every fifth year thereafter.

E. The Facility Owner or Operator shall post and maintain Decommissioning Funds in an amount equal to Net Decommissioning Costs; provided that at no point shall Decommissioning Funds be less than twenty-five percent (25%) of Decommissioning Costs. The Decommissioning Funds shall be posted and maintained with a bonding company or Federal or Commonwealth chartered lending institution chosen by the Facility Owner or Operator and participating landowner posting the financial security, provided that the bonding company or lending institution is authorized to conduct such business within the Commonwealth and is approved by the Township.

F. Decommissioning Funds may be in the form of a performance bond, surety bond, letter of credit, corporate guarantee or other form of financial assurance as may be acceptable to the Township.

G. If the Facility Owner or Operator fails to complete decommissioning within the time period prescribed in Section 11(A) set forth above, then the landowner shall have six (6) months to complete decommissioning.

H. If neither the Facility Owner or Operator, nor the landowner complete decommissioning within the time periods set forth herein, then the Township may take such measures as necessary to complete decommissioning. The entry into and submission of evidence of a Participating Landowner agreement to the Township shall constitute agreement and consent of the parties to the agreement, their respective heirs, successors and assigns that the Township may take such action as necessary to implement the decommissioning plan.

I. The escrow agent shall release the Decommissioning Funds when the Facility Owner or Operator has demonstrated and the municipalities agrees that decommissioning has been satisfactorily completed, or upon written approval of the municipality in order to implement the decommissioning plan.

11. Remedies:

A. It shall be unlawful for any person, firm or corporation to violate or fail to comply with or take any action that is contrary to the terms of this Ordinance or a permit issued under this ordinance or cause another to violate or fail to comply, or take any action which is contrary to the terms of this Ordinance or a permit issued under this Ordinance.

B. If, after thirty (30) days from the date of the notice of violation, the Township determines, in its discretion, that the parties have not resolved the alleged violation, the Township may institute civil enforcement proceedings or any other remedy at law or in equity to ensure compliance with Ordinance No. 278, known as the Zoning Ordinance of South Lebanon Township.

12: Severability:

A. This Ordinance shall be governed by, and shall be construed in accordance with, the laws of the Commonwealth of Pennsylvania. Venue of this Ordinance lies within Lebanon County, Pennsylvania.

B. If any provision of this Ordinance shall be determined or declared to be void or invalid in law or otherwise, then only that provision shall be stricken from this Ordinance and in all other respects this Ordinance shall be valid and continue in full force and effect.

13. Former Subsection "K" of Article 11, Section 11.02 is amended to read Subsection "L".

SECTION TEN:

ARTICLE 14, ENVIRONMENTAL IMPROVEMENTS AND ENERGY CONSERVATION REQUIREMENTS. SECTION 14.05 (SOLAR, WIND AND ALTERNATE ENERGY STANDARDS) is hereby amended by adding subsection (A)(2)(C) to read as follows: Solar panels that have a ground mounted area over 15,000 square feet shall comply with the requirements established for solar electric facilities in Article 11.02(K).

SECTION ELEVEN: SECTION 20.03 IS AMENDED TO ADD SECTION 20.03(F) ENTITLED CONDITIONAL USE PROCEDURE:

F. The Board of Township Supervisors shall hear and decide requests for conditional uses related to solar energy facilities and their requirements as set forth in Article 11, Section 11.02(K).

1. Procedure.

- (a) The Board of Supervisors shall hold a hearing on the proposed conditional use for solar energy facilities within sixty (60) days from the date of the Applicant's request unless Applicant has agreed in writing or on the record to a specific extension of time.
- (b) At least thirty (30) days prior to the hearing, the Board of Supervisors shall submit Applicant's proposed conditional use to the Township Planning Commission for its recommendation.
- (c) A decision or, where no decision is called for, the findings shall be made by the Board of Supervisors.
- (d) The Board of Supervisors shall render a written decision or, when no decision is called for, make written findings on a Conditional Use Application within forty-five (45) days after the last hearing before the Board.
- (e) The Applicant, in addition to the Township, may, prior to the decision of the Board of Supervisors, waive the decision or findings by the Board and accept the decision or findings of the Board as final.

- (f) In granting a Conditional Use, the Board of Supervisors may attach such reasonable conditions and safeguards in addition to those expressed in the Ordinance as it may deem necessary to implement the purposes of the Pennsylvania Municipalities Planning Code and in the Zoning Ordinance.
- (g) Where the Application is contested or denied, each decision shall be accompanied by findings of fact or conclusions based thereon, together with any reasons therefore.
- (h) Conclusions based on any provisions of the Pennsylvania Municipalities Planning Code or any ordinance, rule or regulation shall contain a reference to the provision relied upon and the reasons why the conclusions are deemed appropriate in the light of the facts found.
- (i) Where the Board of Supervisors fails to render a decision within the period required by this Ordinance or fails to commence, conduct and complete the required hearings as provided in the Pennsylvania Municipalities Planning Code, the decision shall be deemed to have been rendered in favor of the Applicant, unless the Applicant has agreed in writing or on the record to an extension of time.

2. Standards. Conditional uses shall meet the specific standards established for each use by this chapter and all other applicable zoning district requirements and general regulations established by this chapter. In addition, the following standards shall be met:

- (a) The use shall be one which is specifically authorized as a conditional use in the zoning district wherein the Applicant is seeking a conditional use.
- (b) Services and utilities shall be made available to adequately service the proposed use.
- (c) The use will not generate traffic such that hazardous or unduly congested conditions will result.
- (d) The use is appropriate to the site in question.

- (e) The use shall not adversely affect the character of the general neighborhood, nor the health and safety of residents or workers on adjacent properties and in the general neighborhood.

3. Fees. The Applicant shall pay to the Township such fees and costs for the conditional use hearing as are determined by resolution of the Board of Supervisors of South Lebanon Township from time to time.

4. Notice and advertising. The notice and advertising requirements for a conditional use hearing shall be identical to those of a petition for zoning appeal as set forth in the Pennsylvania Municipalities Planning Code and Articles 19 and 20 of the South Lebanon Township Zoning Ordinance.

5. Appeals of conditional use hearing: Any person or persons aggrieved by any decision of the Board of Supervisors in a conditional use hearing may appeal to the Court of Common Pleas. Appeals shall be taken in accordance with the Pennsylvania Municipalities Planning Code and other prevailing laws of the State of Pennsylvania.

SECTION TWELVE:

SEVERABILITY CLAUSE

Should any section or provision of this Ordinance be declared by the Courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

SECTION THIRTEEN:

REPEAL OF CONFLICTING ORDINANCES

All Ordinances or parts of Ordinances in conflict with this Amended Zoning Ordinance, or inconsistent with the provisions of this Ordinance, are hereby repealed to the extent necessary to give this Ordinance full force and effect.

SECTION FOURTEEN:

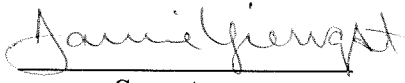
EFFECTIVE DATE

This Ordinance shall be effective five (5) days after enactment.

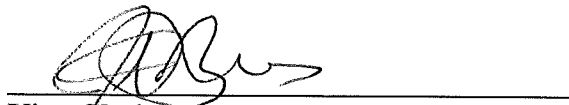
ENACTED this 22nd day of August, 2023.

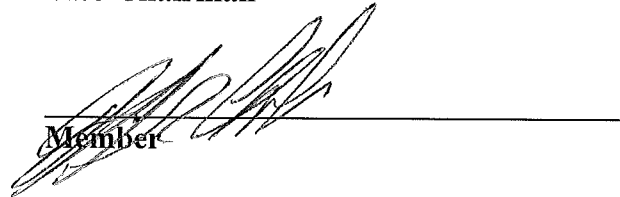
ATTEST:

**BOARD OF SUPERVISORS
SOUTH LEBANON TOWNSHIP**


Secretary


Chairman


Vice-Chairman


Member