

503 Changes and Additions

All changes and additions to non-conforming uses and structures, excepting those identified in Section 502 above, shall be considered conditional uses, and permits for alterations, changes in use or additions shall be granted only after a determination by the Township that the following conditions have been, or will be, satisfied.

503.1 Storage of Materials

There shall be no increase in the amount of materials, supplies and/or products that are stored outside a non-conforming facility, as on a lot in a nonconforming use, excepting those types of uses outlined in Section 502.

503.2 Screening

Where the non-conforming activity is one which necessarily results in the storage of large quantities of material, supplies or products outside (e.g. sawmill, equipment dealer, etc.), the use may only be expanded if a landscaped buffer meeting the requirements of Section 410 can be established.

503.3 Yards and Setbacks

No addition, change or expansion of a non-conforming use or structure shall further violate setback and/or height regulations of the district in which it is located.

503.4 Stormwater

There shall be no increase in the amount of storm water runoff from the site over what was existing as of the date of the enactment of this Ordinance. The U.S.D.A. Soil Conservation Service may be relied on to recommend appropriate measures to control storm water runoff which may be attached as conditions of approval by the Township.

503.5 Parking and Traffic

In no case will a change, addition, or expansion of a non-conforming use or structure be allowed that would result in the diversion of traffic, or relocation of a driveway on the site to any point nearer a residential property, or result in violation of any of the parking and unloading requirements of this Ordinance. If the total number of parking spaces for the site is to be increased more than twenty-five (25) percent over those available as of the date of this Ordinance, the Township may require vegetative screening of the parking area from nearby residential areas.

503.6 Extension Onto Other Properties

The non-conforming use or structure may only be expanded or extended onto another property of record, if that property is immediately adjacent to the lot on which the original structure or use was located as of the effective date of this Ordinance or amendments hereto; the owner has clearly exhausted the alternatives available for expansion on the existing property.

503.7 Prohibited Expansions

Should the non-conforming use or structure proposed for expansion or extension be one which is specifically prohibited as a new use in the Township or is a use judged by the Board of Supervisors with the advice of the Planning Commission to be one similar to such a use or of

such nature as to impose health, safety or welfare concerns which cannot be satisfied by the imposition of the conditions permitted under this Ordinance, the requested expansion or extension shall be denied.