

TOWNSHIP OF ELDRED  
MONROE COUNTY, PENNSYLVANIA

ORDINANCE NO. 2026-01

**AN ORDINANCE AMENDING THE ELDRED TOWNSHIP ZONING ORDINANCE, TOWNSHIP ORDINANCE #2014-01, AS AMENDED; AMENDING SECTION 303, DEFINITIONS, BY REVISING, ADDING OR DELETING DEFINITIONS FOR LAND DEVELOPMENT, SOLAR COMMERCIAL FACILITY AND OTHER DEFINITIONS RELATED TO SOLAR ENERGY COLLECTION; AMENDING THE ZONING ORDINANCE BY CHANGING REFERENCES FROM "SOLAR POWER GENERATION, COMMERCIAL" TO "SOLAR COMMERCIAL FACILITY", THROUGH OUT THE ORDINANCE; REPLACING CURRENT SECTION 847 WITH A NEW SECTION 847, SOLAR COMMERCIAL FACILITY, PROVIDING STANDARDS SOLAR COMMERCIAL FACILITIES; AND PROVIDING FOR OTHER MISCELLANEOUS MATTERS.**

WHEREAS, Eldred Township, Monroe County, Pennsylvania (the "Township") is a Pennsylvania second class township, organized and operating under the Pennsylvania Second Class Township Code ("Township Code"), 53 P.S. Sec. 65101, et seq.;

WHEREAS, under Sec. 1505 of the Township Code, 53 P.S. Sec. 66505, the corporate powers of the Township shall be exercised by the Township Board of Supervisors (the "Board");

WHEREAS, Section 1506 of the Township Code, 53 P.S. Section 66506, authorizes the Board of Supervisors to make and adopt any ordinances, by-laws, rules and regulations not inconsistent with or restrained by the Constitution and the laws of this Commonwealth necessary for the proper management, care and control of the Township, and its finances and maintenance of peace, good government, health, and welfare of the Township and its citizens, trade, commerce and manufacturers;

WHEREAS, Section 1516 of the Township Code, 53 P.S. 66516, entitled "Land Use Regulations," authorizes the Board of Supervisors to plan for the development of the Township through zoning, subdivision, and land development regulations under the Act of July 31, 1968 (P.L. 805, No. 247), known as the "Pennsylvania Municipalities Planning Code";

WHEREAS, under such authority, the Township enacted on May 1, 2014, Township Ordinance #2014-01, commonly known as the Eldred Township Zoning Ordinance (the "Zoning Ordinance");

WHEREAS, Section 609 of the Pennsylvania Municipalities Planning Code, Act of July 31, 1968, P.L. 805, No. 247, as amended and re-enacted by the Act of December 21, 1988, P.L. 1329, No. 170, found at 53 P.S. 10609, entitled "Enactment of Zoning Ordinance Amendments," sets forth provisions for the enactment of amendments to zoning ordinances under certain procedural formalities;

WHEREAS, the Board, from time to time, has reviewed the Zoning Ordinance and amended the Zoning Ordinance, as the Board finds in the best interests of the health, safety, and welfare of Township residents;

WHEREAS, the Board desires to plan for and accommodate the managed use and regulation of solar commercial facilities for the needs of its residents and businesses;

WHEREAS, the Board finds that amendment of the Zoning Ordinance as provided herein will promote, protect, and facilitate the public health, safety, and general welfare of the Township's residents;

WHEREAS, the Board desires to amend the Zoning Ordinance in regards to solar commercial facilities to promote the harmonious, adequate, and safe development and use of property located in the Township; and

WHEREAS, prior to the enactment of this Ordinance, the Board submitted the proposed Ordinance to the County and Township Planning Commissions for comment and held a public hearing on it;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Eldred Township, Monroe County, Pennsylvania, and it is hereby ordained and enacted by the authority of the same, to wit:

Section 1. Section 303, Definitions, of the Zoning Ordinance is amended as follows:

A. Amend to read:

Amend the following definitions to read as follows:

Land Development - Any of the following activities:

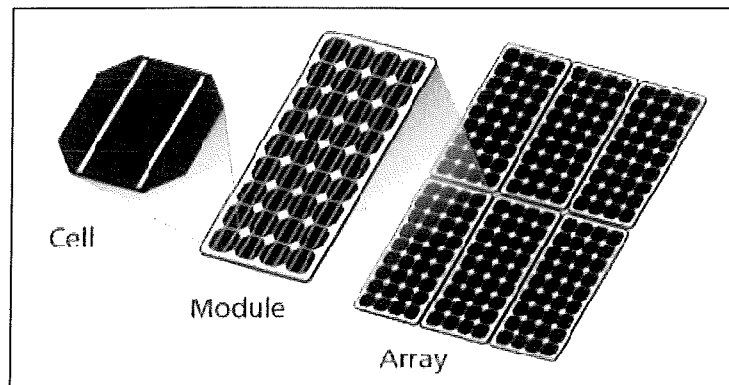
- A. The improvement of one or two or more contiguous lots, tracts, or parcels of land for any purpose involving either or both of the following:
  - 1. A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single principal nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
  - 2. The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of, streets, common areas, leaseholds, condominiums, building groups, or other features.
- B. A subdivision of land.
- C. Development of a lot, tract or parcel of land for a Solar Commercial Facility (SCF) as defined in this §303.
- D. The definition of *land development* shall not include the following:
  - 1. The conversion of an existing single-family detached dwelling or single-family semidetached dwelling into not more than three residential units unless such units are intended to be a condominium.
  - 2. The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building.
  - 3. The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park. For purposes of this subsection, an *amusement park* is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by the Township.

Solar Energy System - A solar photovoltaic cell, module, or array, or solar hot air or water collector device, which relies upon solar radiation as an energy source for collection, inversion, storage, and distribution of solar energy for electricity generation or transfer of stored heat.

Solar Array: A grouping of multiple solar modules for harvesting solar energy.

Solar Cell: The smallest basic solar electric device which generates electricity when exposed to light.

Solar Module: A grouping of solar cells with the purpose of harvesting solar energy.



B. Add.

Add the following definitions:

Decommissioning Plan: An agreement entered into with the Board of Supervisors, and recorded with the Monroe County Recorder of Deeds, detailing the timing, as well as the steps and procedures that will be taken, to decommission a solar energy facility and the amount, form and timing of financial security to

assure the timely completion of the same, which shall be in form and content acceptable to the Board of Supervisors.

Solar Access: A property owner's right to have sunlight shine on the owner's land.

Solar Commercial Facility (SCF): A facility where one or more solar collectors and/or other accessory structures and buildings, including substations, meteorological towers, electrical infrastructure, transmission lines and other appurtenant structures and facilities, are located and are used for the generation of electricity which is sold on the open market.

Solar Easement: A solar easement means a right, expressed as an easement, restriction, covenant, or condition contained in any deed, contract, or other written instrument executed by or on behalf of any landowner for the purpose of assuring adequate access to direct sunlight for a solar electric system.

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

Solar Glare: The effect produced by light reflecting from a solar array with an intensity sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

Solar Related Equipment: Items including, but not limited to, a solar photovoltaic cell, module, or array, or solar hot air or water collector devices, lines, pumps, batteries, mounting brackets, framing and possibly foundations or other structures used for or intended to be used for collection of solar energy.

C. Delete.

Delete definitions for Solar Energy Storage Facility and Solar Power Generation, Commercial.

Section 2. The Zoning Ordinance is amended by changing the Zoning Ordinance references from "Solar Power Generation,

Commercial" to "Solar Commercial Facility", throughout the entire Ordinance.

Section 3. Article VIII, Standards for Specific Uses, of the Zoning Ordinance, is amended by deleting the current Section 847 **Solar Power Generation, Commercial** in its entirety and replacing it with a new Section 847 **Solar Commercial Facility**, as stated in Exhibit "A" hereto, and incorporated by reference as though fully set forth herein at length.

Section 4. 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 remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors that such remainder shall be and shall remain in full force and effect.

Section 5. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed insofar, but only insofar, as the same are inconsistent herewith. To the extent the provisions of this Zoning Ordinance Amendment are the same as any provisions of the Zoning Ordinance, as amended, in force immediately prior to adoption of this Ordinance, the provisions of this Ordinance are intended as a continuation of such prior provisions and not as new provisions. The provisions of this Ordinance shall not affect any act done or liability incurred, nor shall such provisions affect any suit or prosecution pending or to be initiated to enforce any right or penalty or to punish any offense under the authority of any ordinance in force prior to adoption of this Ordinance.

Section 6. This Ordinance shall be immediately effective upon its enactment.


Section 7. This Zoning Ordinance Amendment is incorporated into the Township's official Ordinance Book by reference with the same force and effect as if duly recorded therein, in accordance with Sec. 610(c) of the Pennsylvania Municipalities Planning Code, 53 P.S. Sec. 10610(c).


ORDAINED AND ENACTED into an Ordinance at a regular meeting of the Board of Supervisors of Eldred Township, Monroe County, Pennsylvania this 15th day of April, 2026.

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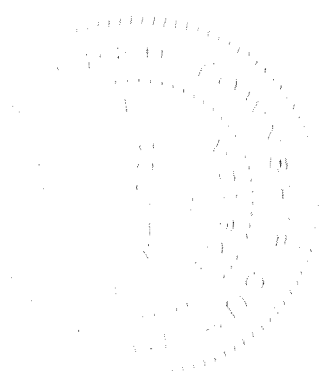
TOWNSHIP OF ELDRED  
BOARD OF SUPERVISORS

  
\_\_\_\_\_  
Chairperson

  
\_\_\_\_\_  
Vice Chairperson

  
\_\_\_\_\_  
Supervisor

(TOWNSHIP SEAL)



Attest:   
\_\_\_\_\_  
Township Assistant Secretary

## **EXHIBIT "A"** **TO ORDINANCE**

### **847 Solar Commercial Facility**

In addition to all applicable provisions of this Ordinance, the following regulations shall apply to any Solar Commercial Facility (SCF) proposed to be constructed, installed, operated, or decommissioned, and to any upgrade, modification, or structural change that materially alters the size or placement of an existing SCF or its solar energy system(s). A SCF shall be permitted only in the districts as provided by Section 404, District Regulations, Schedule of Uses. In the event that these standards conflict with the requirements in another section of this Zoning Ordinance, the stricter of the conflicting requirements shall apply.

#### A. Purpose.

1. To address the installation of solar commercial generation in the Township and strike a balance between promoting renewable energy and avoiding areas designated for other uses critical to community and economic development.
2. To provide reasonable development standards to facilitate the installation of solar commercial facilities while addressing potential community impacts.
3. To reduce traffic impacts by requiring solar facility access to roads with adequate capacity.

B. Land Development. A SCF shall also meet the requirements of the Township Subdivision and Land Development Ordinance including, but not limited to, land development requirements.

C. Application Requirements. In addition to the requirements set forth in §1208 of the Zoning Ordinance, the SCF owner and/or applicant shall provide the following as part of the conditional use application:

1. Site Plan. A descriptive site plan including, but not limited to, dimensioned setbacks, locations of property lines, roadways and driveways, location, and size of solar modules and/or arrays, elevations and heights of buildings and structures, location and detail of perimeter fencing, and buffer and landscaping requirements.
2. Fire Protection Plan. The site plan shall incorporate a fire protection plan, including, but not limited to, location of hydrants and other on-site and off-site firefighting equipment, and a narrative of same shall be provided to the Township and the Kunkletown Volunteer Fire Company (or other applicable successor local fire company) for review and comment.
3. Utility Notification. Evidence that the electric utility company has been informed of the owner's and/or operator's intent to install such facility and its intended connection to the utility grid. A copy of the electric utility company's approval to connect to the utility grid shall be provided to the Township if secured at time of conditional use application, but not later than at time of application for zoning permit.
4. Permission to Apply. An affidavit or evidence of agreement between the property owner and SCF owner and/or operator confirming the SCF owner and/or operator has permission to apply for the conditional use.
5. State and Federal Permits. Copies of all necessary state and federal permits for the construction, installation, operation, and decommissioning of the SCF and its solar energy system(s) shall be provided if secured at time of conditional use application, but not later than at time of application for zoning permit.
6. Agency Documents. Copies of all studies, analyses, reports, certificates, and approvals required by all agencies shall be provided to the Township if secured at time of conditional use application, but not later than at time of application for zoning permit.

7. Decommissioning Plan. A proposed Decommissioning Plan for review and approval by the Board of Supervisors. The proposed Decommission Plan's responsible party shall be consistent with the identity of the Applicant.

D. Development Standards, Requirements, And Criteria. The following standards, requirements, and criteria, without limitation, shall apply to a SCF:

1. Fence.

- (a) The SCF and its solar energy system(s), solar related equipment, principal and accessory buildings and structures, and parking facilities shall be enclosed by perimeter chain-link fencing, and/or other fencing required by state or federal agency, and access gate(s) at a height between eight and nine feet for the purpose of restricting unauthorized access.

- (b) Such fencing shall be black poly-coated and shall not include barbed wire or similar product unless otherwise required by a state or federal agency.

- (c) A Knox-type box shall be installed on all access gates for emergency access by the Kunkletown Volunteer Fire Company (or other applicable successor local fire company) and other emergency responders.

2. Landscaping and Buffers. Landscaping and buffers shall be provided in accord with §615 of the Eldred Township Subdivision and Land Development Ordinance (SALDO) and Article VII, Performance Standards and Environmental Protection, of the Zoning Ordinance.

3. Woodland Areas.

(a) An applicant shall locate a SCF so that the removal of living trees shall be as limited as possible.

(b) In the event that the applicant proposes to remove any tree, the application shall be accompanied by a plan demonstrating the need to remove the living trees and replacement of the trees.

4. Prohibited Development Locations. Solar Related Equipment shall not be located in:

(a) Floodways, as identified in the FEMA FIRM mapping.

(b) Regulated natural and man-made drainage corridors.

(c) Wetlands.

(d) Ponds, lakes and streams.

(e) Set-back and buffer areas required by this Section 847 and other applicable sections of the Zoning Ordinance, including without limitation Article IV, District Regulations, and Article VII, Performance Standards and Environmental Protection.

(f) Slopes in excess of fifteen percent (15%), unless the Board of Supervisors at the time of plan approval determines location in an area in excess of 15% would create less impacts to the overall project.

(g) Legal easements and rights-of-way.

5. Ground Cover.

(a) An area not less than 25 feet in width and planted and maintained with grass and/or other vegetation satisfactory to the Board of Supervisors shall be located between the perimeter required fencing and all solar related equipment as a firebreak. An alternative method of providing SCF perimeter fire protection may be proposed by the SCF owner and/or operator and may be approved by the Board of Supervisors.

(b) Grass shall be planted and maintained below and between ground-mounted solar modules and/or arrays, except where access roads are provided.

(c) All plants shall be species listed in the *List of Approved Plants* adopted by the Board of Supervisors by resolution in accordance with the SALDO.

(d) A note on the SCF land development plan shall detail the type of grass and its maintenance to ensure continuous ground cover, soil stabilization and a minimized risk of a fire hazard.

6. Access and Parking. Access roads and parking areas within the SCF shall comply with §504 of the Zoning Ordinance. The SCF plan must provide for internal vehicle access within the SCF area itself. Arrays must be arranged such that emergency vehicle access shall be possible no less than every 50 ft of array panels, as measured horizontally across an area containing array panels.

7. Signs. The SCF manufacturer's, installer's, and operator's identification and contact information, emergency contact information and appropriate warning signage not greater than three square feet each, or the minimum square footage signage allowed by applicable code, state, or federal agency, shall be posted on the access gate and/or perimeter fencing as required by applicable regulations. Except as provided herein, a SCF shall not display signage of any kind as defined in §1102 of the Zoning Ordinance (*Signs; Definitions and interpretation.*)
  
8. Utility Lines. All on-site utility lines shall be placed underground unless otherwise approved by the Board of Supervisors. The conditional use site plan and land development plan shall clearly depict where all underground and above-ground utility lines are proposed.
  
9. Bulk and Coverage. A SCF shall comply with the following bulk and coverage standards. These standards are in addition to, and are not intended to replace, the standards and requirements contained in other applicable sections of the Zoning Ordinance, including without limitation, Article IV, District Regulations, and Article VII, Performance Standards and Environmental Protection. In the event that these standards conflict with the requirements in another section of this Zoning Ordinance, the stricter of the conflicting requirements shall apply:

Minimum front, side, and rear setback from property lines and street rights-of-way for perimeter fence	50 feet
Minimum front, side, and rear setback from property lines and street rights-of-way for solar arrays and their mounting equipment	100 feet

Maximum solar array height	25 feet*
*From the ground, if the SCF is a stand-alone structure. If the SCF is placed on a building used for another non-SCF purpose, the height of the SCF and the building together shall not exceed the maximum building height for the Zoning District.	
Maximum lot coverage	75 percent*
*The cumulative surface area of the solar collectors, regardless of the mounted angle, shall be included in the calculation of lot coverage	
Minimum lot area	10 acres

10. Lot Coverage. The cumulative surface area of solar arrays, regardless of the mounted angle, shall be calculated as part of the overall lot coverage.
11. Solar Glare. The SCF shall be situated in a manner to prevent concentrated glare. The applicant shall provide details about anticipated glare from the facility, including the time of day, time of year and direction of peak glare periods, and document how potential nuisances to area properties and on public roads will be controlled in accord with the standards for lighting glare contained in §701.8 of the Zoning Ordinance.
12. Standards and Certification. The design of the SCF 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 or other similar certifying organizations. The operator shall repair, maintain, and replace the solar collectors and associated equipment in the same manner as needed to keep the facility in good repair and operating condition.

13. Owner and Operator Changes. The Township shall be notified in writing within 30 days of a change in:

(a) SCF ownership,

(b) SCF operator, and/or

(c) the owner of land upon which the SCF is located.

14. Emergency Contacts. The Township shall be provided with contact name(s), address(es), phone number(s) and emergency contact information. The SCF owner and/or operator shall maintain a phone number and identify the person responsible for the public to contact with inquiries and complaints throughout the life of the project and shall provide this number and name to the Township. The SCF owner and/or operator shall make timely and reasonable efforts to respond to the public's inquiries and complaints.

15. Utility Substation Proximity. The SCF must be located within 3 miles of an electric substation. A transformer, diversity switch or air switch shall not constitute a substation for purposes of this requirement.

16. Noise Limitations. The SCF and all related activity shall comply with the noise limitations in the Zoning Ordinance (701.6 section).

E. Decommissioning. Decommissioning of a SCF or any of its solar energy system(s) shall comply with the following, without limitation:

1. Notification of Township. If a SCF or any of its solar energy system(s) have not been in operation for a period of six consecutive months, the SCF owner or operator shall notify the Township in writing with the reason(s) for inoperability and their

intentions to reestablish operations or plans for decommissioning. The SCF owner or operator is required to notify the Township immediately upon cessation or abandonment of the operation.

2. Presumption of Discontinuance and Abandonment. The SCF or one or more of its solar energy systems shall be presumed to be discontinued or abandoned if no electricity is generated by such system for a period of 12 continuous months. De minimis generation of electricity solely to avoid decommissioning requirements shall not be considered electricity generated by the system for purposes of the above presumption standard.
3. Six months for Removal. The SCF owner and/or operator shall have six months from cessation or abandonment in which to dismantle and remove the SCF including all solar related equipment or appurtenances related thereto, including, but not limited to, buildings, cabling, electrical components, roads, foundations, and other associated facilities from the property and shall comply with §847(e)(8).
4. Decommissioning Cost Estimate. An independent and certified Pennsylvania professional engineer shall be retained by the SCF owner or operator to estimate the total cost of decommissioning without regard to salvage value of the SCF solar related equipment. Said estimates shall be submitted to the Township Engineer for review, and approval by the Board of Supervisors, and be updated and submitted for such review and approval every fifth year thereafter.
5. Decommissioning Financial Security. The SCF owner or operator, prior to the issuance of a zoning permit, shall provide financial security with the Township as payee in an amount approved by the Board of Supervisors. Any of the following, in a form and content acceptable to the Board of Supervisors, shall be an acceptable form of financial security:
  - (a) A cash escrow deposited in a money market account, certificate of deposit, or other instrument or account of the Township's choice, provided that such account or financial instrument is insured by the Federal Deposit Insurance Corporation or any similar agency of the United States of America. The Township shall be the sole signatory

with respect to that account; provided, however, that the monies in such account shall be considered a trust account and shall not be subject to lien or attachment by third parties.

- (b) A certificate of deposit or an automatically renewable, irrevocable letter of credit from a financial institution chartered or authorized to do business in this Commonwealth and regulated and examined by a Federal agency or the Commonwealth.
  - (c) A performance bond executed between the Applicant and a corporate surety licensed to do business in the Commonwealth of Pennsylvania.
  - (d) The amount of financial security shall be increased every five (5) years so that the amount of the same is at least equal to the updated estimate of decommissioning costs as approved by the Board of Supervisors pursuant to §847 E.4., and remain in place for as long as the SCF or its solar energy system(s) exist at the site and until restoration of the site is satisfactorily completed. Except in the case of a cash escrow being held and maintained by the Township, the SCF owner or operator shall be responsible for having the issuer of the financial security describe the status of the financial security in an annual report submitted to the Township. The financial security shall not be subject to revocation, reduction, or termination unless and until approved by the Board of Supervisors based upon the Township Engineer's and Solicitor's recommendation that decommissioning and re-vegetation have been satisfactorily completed.
6. Landowner Responsibility. If the SCF owner or operator of its solar energy system(s) fails to complete decommissioning and re-vegetation within the time period stated herein, then decommissioning and re-vegetation in accordance with §847 shall become the responsibility of the landowner. The responsibility for decommissioning by facility heirs, successors and assigns shall be established by a recorded document acceptable to the Board of Supervisors.

7. Township Intervention. If neither the SCF owner or operator, nor the landowner completes decommissioning and re-vegetation within the prescribed periods, then the Township may take such measures, and use such of the financial security, as necessary to complete decommissioning and re-vegetation. The 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 and re-vegetation plan.
  
8. Transferability. A Decommissioning Plan, and the associated financial security, may not be separated from the SCF facility through a change in ownership. Any new owner shall become a party to the Decommissioning Plan via appropriate amendment in form and substance acceptable to the Board of Supervisors, and submit proof of financial security that complies with the requirements of §847 E.5. The prior owner may not release or revoke the prior owner's financial security until the new owner's proof of financial security is accepted by the Board of Supervisors and notice is provided to the landowner.
  
9. Decommissioning Conditions of the Zoning Permit. If the SCF owner or operator ceases operation of the facility or any of its solar energy system(s), or begins, but does not complete, construction of the project, the SCF owner and/or operator shall restore the site to its condition prior to any disturbance related to the SCF facility. The site shall be restored to a useful, nonhazardous condition, including but not limited to the following:
  - (a) Removal of aboveground and underground equipment, structures, and foundations to a depth of at least three feet below grade. Underground equipment, structures and foundations need not be removed if they are at least three feet below grade and do not constitute a hazard or interfere with agricultural use or other resource uses of the land.
  
  - (b) Restoration of the surface grade and soil after removal of aboveground structures and equipment.
  
  - (c) Removal of graveled areas and access roads.

(d) Revegetation of restored soil areas with native seed mixes and plant species listed in the Township's *List of Approved Plants* adopted by the Board of Supervisors by resolution in accordance with the SALDO.

(e) For any part of the SCF project on leased property, the plan may incorporate agreements with the landowner regarding leaving access roads, fences, gates, or buildings in place or regarding restoration of agricultural crops or forest resource land.

10. Partial Decommissioning. In the event that any part of the SCF is inoperable through lack of maintenance or casualty for a period of more than one (1) year, the Township may require the SCF owner and/or operator to decommission the inoperable part of the SCF under these same foregoing standards and conditions

F. Shadows and/or Obstructions. Prior to the issuance of a zoning permit, SCF owner or applicant must acknowledge in writing that the issuing of said permit shall not and does not create in the property owner, its, his, her or their successors and assigns in title or, create in the property itself: (1) the right to remain free of shadows and/or obstructions to solar energy caused by development of adjoining or other property or the growth of any trees or vegetation on such property; or (2) the right to prohibit the development on or growth of any trees or vegetation on such property.

G. Solar Easements. A copy of any solar easements obtained by the applicant and/or operator shall be provided to the Township.

H. Storage of Related Equipment. Solar related equipment and parts not in active operation on the SCF site shall be stored in an enclosed building and/or concealed within solid fencing no closer than the 50-foot setback for per §847(d)(7).

I. Solar Commercial Facility as a Second Principal Use. A SCF may not be placed on a lot with an existing use except in the Industrial District, and only if it complies with the following standards:

- (1) The minimum lot area, minimum setbacks and maximum height required by this §847 for the SCF shall apply, and be in addition to the minimum lot area, density, and other requirements applicable to any existing principal use on the property, so that the land remaining for accommodation of the existing principal use(s) on the lot shall also continue to comply with the minimum lot area, density, and other requirements applicable to it.
  
- (2) Vehicular access to the SCF shall, whenever feasible, be provided along the circulation driveways of the existing use.
  
- (3) The applicant shall present documentation that the owner of the property has granted an easement or other legal interest for the land for the proposed SCF, and that vehicular access is provided to the SCF.

TOWNSHIP OF ELDRED  
MONROE COUNTY, PENNSYLVANIA

SECRETARY CERTIFICATION

I, David Anderson, duly qualified Assistant Secretary of Eldred Township, Monroe County, Pennsylvania, hereby certify that the foregoing is a true and correct copy of Township Ordinance # 2026 - 01 duly enacted by a majority vote of the Eldred Township Board of Supervisors at a regular meeting held on April 15, 2026, and said Ordinance remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of Eldred Township, Monroe County, the 15th day of April 2026.

Township of Eldred  
Monroe County, Pennsylvania

*David Anderson*

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David Anderson,  
Township Assistant Secretary

[SEAL]

