

The Code of Ordinances of the Township of Covington

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Code of Ordinances
of the
Township of Covington
Tioga County, Pennsylvania

Published by Authority of the Township

Adopted by *Ord. 1-2004*, 6/21/2004

Current through Supplement II; May 13, 2013

Corrected June 24, 2014

KEYSTATE PUBLISHERS, INC.
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The Township of Covington Code of Ordinances was adopted and published by the Township by *Ord. 1-2004* of June 21, 2004. It has been revised and supplemented through:

Supplement I; July 11, 2005

Supplement II; May 13, 2013

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Officials
of the
Township of Covington
County of
Tioga, Pennsylvania

ELECTED OFFICIALS

Board of Supervisors

Chairman	-	Tom Wivell
Vice-Chairman	-	Charles Andrews
	-	Frank Yungwirth
Tax Collector	-	Elizabeth T. Craig
Auditors	-	Rose Erway
	-	Amie Pequignot

APPOINTED OFFICIALS

Secretary/Treasurer	-	Lisa G. Everett
Codes Officer	-	Jay Erb
Solicitor	-	Christopher Lantz, Esquire
Engineer	-	Scott Bray, P.E.

FOREWORD

History

This comprises the codification of the ordinances of the Township of Covington.

The Code of Ordinances of the Township of Covington was prepared by Keystone Publishers, Inc., and adopted by the Township of Covington Board of Supervisors on June 21, 2004, by *Ordinance Number 1-2004*.

Organization

The Code contains four parts which are (1) the valid current ordinances of the Township of Covington contained in Chapters 1 through 27, (2) the Appendix, which lists by abstracted title all ordinances of a temporary or "one time" nature, (3) the Key to the disposition of each ordinance ever enacted by the Township of Covington, and (4) the Index, which is an alphabetical arrangement of subjects.

In the Code each Chapter is separated by a divider tab, and specific ordinances can be located by subject on the contents page at the beginning of each Chapter. The Index may also be used to search for a subject when one is looking for general information on a particular subject, or if it is not known in which Chapter the subject might be found. The Appendix consists of several general categories containing a chronological listing of short subject descriptions along with a reference to the original ordinance and its date of enactment, if known.

The Key to disposition indicates what action has been taken by the Township of Covington Board of Supervisors with regard to every ordinance ever enacted. An ordinance has either been (1) specifically repealed, (2) superseded by another ordinance, (3) is located in a Chapter of the Code book, or (4) is located in the Appendix. Annual tax rate and budget ordinances are located only in the Key. The Key is a cross reference to the original ordinance books of the Township of Covington, and to the location within the Code of each ordinance by number.

ORDINANCE NO. 1-2004

AN ORDINANCE ADOPTING THE CODE OF ORDINANCES OF THE TOWNSHIP OF COVINGTON, TIOGA COUNTY, PENNSYLVANIA; CONSOLIDATING, REVISING, AMENDING AND REPEALING CERTAIN ORDINANCES; ENACTING CERTAIN NEW PROVISIONS; PROVIDING A PROCEDURE FOR AMENDING THE CODE AND FOR THE CITATION OF THE CODE AND THE EFFECTIVE DATE THEREOF; ESTABLISHING RESPONSIBILITY FOR MAINTENANCE OF THE CODE; SAVING CERTAIN PROVISIONS FROM REPEAL; AND PRESCRIBING PENALTIES FOR VIOLATION.

The Township of Covington hereby ordains:

Section 1. Adoption. The "Code of Ordinances, Township of Covington," as prepared and published for the said Township of Covington, is hereby adopted as a consolidation, codification and revision of the ordinances of the Township of Covington. Chapters 1 through 27 thereof contain the text of the body of all general administrative and regulatory ordinances of the Township of Covington organized as follows:

TABLE OF CONTENTS

Chapter 1	Administration and Government
Chapter 2	Animals
Chapter 3	[Reserved]
Chapter 4	[Reserved]
Chapter 5	Code Enforcement
Chapter 6	Conduct
Chapter 7	Fire Prevention and Fire Protection
Chapter 8	[Reserved]
Chapter 9	[Reserved]
Chapter 10 . . .	Health and Safety
Chapter 11 . . .	[Reserved]
Chapter 12 . . .	[Reserved]
Chapter 13 . . .	Licenses, Permits and General Business Regulations
Chapter 14 . . .	Mobile Homes
Chapter 15 . . .	Motor Vehicles and Traffic
Chapter 16 . . .	[Reserved]
Chapter 17 . . .	[Reserved]
Chapter 18 . . .	Sewers and Sewage Disposal
Chapter 19 . . .	[Reserved]
Chapter 20 . . .	Solid Waste
Chapter 21 . . .	Streets and Sidewalks
Chapter 22 . . .	[Reserved]
Chapter 23 . . .	[Reserved]
Chapter 24 . . .	[Reserved]
Chapter 25 . . .	[Reserved]
Chapter 26 . . .	Water
Chapter 27 . . .	Zoning

APPENDIX:

- A. Adjustment to Boundaries
- B. Bond Issues and Loans
- C. Franchises and Services
- D. Governmental and Intergovernmental Affairs
- E. Plan Approval
- F. Public Property
- G. Sewers
- H. Streets and Sidewalks
- I. Water
- J. Zoning; Prior Ordinances

Table to the Disposition of All Ordinances
Table to the Disposition of Significant Resolutions
Index

The Appendix of the volume lists, by subject matter, in chronological order, the titles (or an abstract of title) of enactments of special nature or of historical interest, for the complete text of which the official records of the Township of Covington shall be authoritative.

Section 2. Citation and Effective Date. The codification referred to in Section 1 of this ordinance shall be known and cited officially as the "Township of Covington Code of Ordinances," and all future ordinances shall make reference thereto. This ordinance shall become effective immediately upon publication of notice of final enactment as required by law.

Section 3. Saving Clause. The provisions of the Township of Covington Code of Ordinances, so far as they are the same as those ordinances and regulations in force immediately prior to the adoption of said Code, are intended as a continuation of such ordinances and regulations and not as a new enactment. The provisions of the Township of Covington Code of Ordinances shall not affect any suit or prosecution pending or to be instituted to enforce any of the prior ordinances or regulations.

Section 4. New Enactments, Amendments and Repeals. As a necessary part of codification, the following ordinances are hereby enacted, amended and repealed as summarized by short title:

A. New Enactments.

Section	Subject
§§1-301 - 1-307	Fire Insurance Proceeds Escrow
§§2-101 - 2-108	Dogs at Large
§5-101	Uniform Construction Code
§§6-101 - 6-108	Curfew
§§7-101 - 7-107	Solid Fuel Burning
§§7-201 - 7-203	Display of Fireworks

§§10-101 - 10-104	Vegetation Nuisance
§§10-201 - 10-208	Motor Vehicle Nuisances
§§10-301 - 10-308	Appliances Nuisances
§§13-201 - 13-209	Transient Retail Merchants
§§13-301 - 13-308	Obscenity
§§21-301 - 21-306	Township Road Occupancy Permit
§§26-101 - 26-113	Water Supply Protection

B. Amendments.

Section	Subject	Ordinance No., Section
§1-202	Appointment, Term, Vacancy	5-1974, §2
§13-101	Title	4-1974, §1
§13-102	Purpose and Intent	4-1974, §2
§13-103	Definitions	4-1974, §3
§13-104	License Required	4-1974, §4
§13-105	Application for License	4-1974, §5
§13-107	License Limitation	4-1974, §7
§13-109	Transfer Fee	4-1974, §9
§13-110	Operational Standards	4-1974, §10
§13-111	Violations	4-1974, §15
§14-105	Definitions; Specific Terms	2/2/1993, §105
§14-106	Mobile Home Park Plans	2/2/1993, §106
§14-107	Park Construction Requirements	2/2/1993, §107
§14-109	Lots, Setbacks and Screening	2/2/1993, §109
§14-110	Mobile Home Park Road System	2/2/1993, §110
§14-111	Water Supply	2/2/1993, §111
§14-112	Sewage Disposal	2/2/1993, §112
§14-113	Sanitary Sewage Treatment Plant	2/2/1993, §113
§14-115	Erection and Placement of Mobile Homes	2/2/1993, §115

Section	Subject	Ordinance No., Section
§14-119	Service Buildings and Other Community Service Facilities	2/2/1993, §119
§14-120	Sewage Disposal	2/2/1993, §120
§14-121	Electrical Distribution Systems	2/2/1993, §121
§14-122	Solid Waste Disposal System	2/2/1993, §122
§14-123	Insect and Rodent Control	2/2/1993, §123
§14-136	Penalties	2/2/1993, §136
§18-112	Inspection Fees	1-1997, §12
§18-115	Penalties	1-1997, §15
§18-208	Exclusiveness of Rights and Privileges	2-1990, §8
§18-210	Violations	2-1990, §10
§18-307	Exclusiveness of Rights and Privileges	1-1990, §7
§18-308	Violations	1-1990, §9
§20-103	Licensing of Collectors	2-1988, §3
§20-108	Exclusions from this Part	2-1988, §8
§20-109	Penalties	2-1988, §9
§21-106	Violations and Penalties	2-1974, §6

C. Repeals.

Ordinance/Resolution	Subject
	[Reserved]

Section 5. Land Use Amendments. The Township of Covington Code of Ordinances is hereby amended as is more fully shown in the complete text of Chapter 27 thereof which is attached hereto and made part hereof by reference hereto as if fully set out at length herein, with deletions shown by ~~strike-through~~ and additions shown by underline, all of which is briefly summarized hereinafter.

A. New Provisions. The following provisions are new provisions which are being added to the Code, are underlined throughout the text, and are summarized as follows:

Chapter 27

Zoning

Part 1
Short Title; Purpose; Objectives

- §27-101. Short Title
- §27-102. Purpose
- §27-103. Objectives
- §27-104. Scope

Part 2
Interpretations and Definitions

- §27-201. Interpretations
- §27-202. Definitions
- §27-203. Interpretation of Regulations
- §27-204. Uses Not Provided For

Part 3
Zoning Districts

- §27-301. Establishment of Districts
- §27-302. Zoning Map
- §27-303. Interpretation of District Boundaries

Part 4
Residential “R” Districts

- §27-401. Principal Permitted Uses in a Residential District
- §27-402. Conditional Uses Permitted in a Residential District
- §27-403. Dimensional Standards in a Residential District

Part 5
Commercial “C” District

- §27-501. Principal Permitted Uses in a Commercial District
- §27-502. Conditional Uses Permitted in a Commercial District
- §27-503. Dimensional Standards

Part 6
Industrial “I” District

- §27-601. Principal Permitted Uses in an Industrial District
- §27-602. Conditional Uses Permitted in an Industrial District
- §27-603. Dimensional Standards

Part 7
Agricultural “A” District

- §27-701. Principal Permitted Uses in an Agricultural District
- §27-702. Conditional Uses Permitted in an Agricultural District
- §27-703. Dimensional Standards in an Agricultural District

Part 8
Public “P” District

- §27-801. Principal Permitted Uses in a Public District
- §27-802. Conditional Uses Permitted in a Public District
- §27-803. Dimensional Standards

Part 9
Open Space “O” District

- §27-901. Principal Permitted Uses in an Open Space District
- §27-902. Conditional Uses Permitted in an Open Space District
- §27-903. Special Requirements for Principal Permitted Uses in an Open Space District
- §27-904. Special Requirements for Conditional Uses in an Open Space District
- §27-905. Setbacks for Extraction Uses, Mining, Primary Waste Handling Facilities, Solid and Liquid Waste Disposal and Processing Facilities, Mining, Extraction Uses and Quarrying in an Open Space District
- §27-906. Requirements for Conditional Uses in an Open Space District
- §27-907. Requirements for Principal Waste Handling Facilities and Solid Waste Disposal and Processing Facilities, and the Expansion of Existing Facilities in an Open Space District
- §27-908. Environmental Assessment Statement for Conditional Uses in an Open Space District
- §27-909. Geologic Study

Part 10
Protected Watershed “PW” District

- §27-1001. Principal Uses in a Protected Watershed District
- §27-1002. Conditional Uses in a Protected Watershed District

Part 11
Performance Standards

- §27-1101. Performance Standards for CAFO’s, Extraction Uses and Quarrying, Mining, Principal Waste Handling Facilities, Solid Waste Disposal and Processing Facilities or Other Large Non-Residential and Non-Agricultural Developments of 5 Acres or More in Size
- §27-1102. Forestry Activity Minimum Performance Standards

Part 12
Lot Area, Width, Yard, Building Height and Coverage Regulations

- §27-1201. Lot Area, Width, Yard, Building Height and Coverage Regulations
- §27-1202. Height Regulations Exceptions
- §27-1203. Yard Requirements
- §27-1204. Lot Area Measurements, Deep Lots
- §27-1205. Reduction in Lot Area
- §27-1206. Fences or Hedges
- §27-1207. Structure on Small Lot or Record

- §27-1208. Clear Sight Triangle Requirements
- §27-1209. Additional Dwellings

Part 13
Off-Street Parking, Loading and Unloading Regulations

- §27-1301. Off-Street Parking, Loading and Unloading Regulations

Part 14
Natural Hazard Areas

- §27-1401. Purpose
- §27-1402. Flood Prone Areas
- §27-1403. Steep Slopes and Slide Hazard Areas

Part 15
Areas of Special Concern

- §27-1501. Rationale
- §27-1502. Core Boring to Establish Bedrock Support
- §27-1503. Geotechnical Requirements
- §27-1504. Core Bore Responsibility

Part 16
Cellular Telecommunications Requirements

- §27-1601. Introduction
- §27-1602. General

Part 17
Mobile Home Skirting Requirement

- §27-1701. Skirting Requirements

Part 18
Conditional Uses

- §27-1801. Authorization to Grant or Deny Conditional Uses
- §27-1802. Filing of Conditional Use
- §27-1803. General Criteria
- §27-1804. Site Plan Approval
- §27-1805. Hearing Procedures

Part 19
Zoning Hearing Board

- §27-1901. Board's Functions: Appeals from the Zoning Officer
- §27-1902. Board's Functions: Challenge to the Validity of any Ordinance or Map
- §27-1903. Board's Functions: Variances
- §27-1904. Board's Functions: Special Exceptions

§27-1905. Board's Functions: Other Powers

Part 20 Nonconforming Uses

§27-2001. Non-conforming Uses
§27-2002. Alterations
§27-2003. Extension
§27-2004. Unsafe Structure
§27-2005. Construction Approved Prior to Legal Enactment of Ordinance
§27-2006. Abandonment

Part 21 Amendments

§27-2101. Authorization to Initiate Amendments
§27-2102. Public Hearing on Amendments
§27-2103. Limitation on Reapplications

Part 22 Administration and Enforcement

§27-2201. Appointment and Powers of Zoning Officer
§27-2202. Enforcement
§27-2203. Application for Building Permits or Certificates of Use or Occupancy
§27-2204. Permits
§27-2205. Conditions of Permit
§27-2206. Records
§27-2207. Enforcement Notice
§27-2208. Causes of Action
§27-2209. Enforcement Remedies

Part 23 General

§27-2301. Saving Clause

Section 6. Procedural Changes. The following minor procedural changes have been made to existing Township of Covington ordinances:

- A. Grammatical and spelling errors have been corrected where necessary;
- B. Minor changes have been made to correct obsolete terms and usages;
- C. The penalty provisions have been revised where necessary to comply with the Pennsylvania Township Code, Vehicle Code, Municipalities Planning Code and the Local Tax Enabling Act.

Section 7. Amending the Code of Ordinances. The procedure for amending the Code of Ordinances shall include the citation of the Chapter, Part, Section and subsection to be amended, revised, repealed or added as follows:

- A. Amendment or Revision - "Chapter ___, Part ___, Section ___, Subsection ___ is hereby amended [revised] to read as follows..."
- B. Additions - "Chapter ___, Part ___, Section ___, Subsection ___ is hereby amended by the addition of the following..."
- C. Repeal - "Chapter ___, Part ___, Section ___, Subsection ___ is hereby repealed in its entirety."

Section 8. Responsibility for Code of Ordinances. It shall be the responsibility of the Township of Covington Secretary to maintain an up-to-date certified copy of the Code of Ordinances. This copy shall be the official copy of the Township of Covington Code of Ordinances and shall be available for public inspection.

Section 9. Penalties. It shall be unlawful for anyone to change, alter or tamper with the Code of Ordinances in any manner which will intentionally misrepresent the laws of the Township of Covington. Whosoever shall violate this Section shall, upon conviction thereof, be sentenced to pay a fine of not more than \$600 and costs or, in default of payment thereof, shall be subject to imprisonment for a term not to exceed 30 days.

Section 10. Severability of Parts of Codification. It is hereby declared to be the intention of the Township of Covington that the Chapters, Parts, Sections, paragraphs, sentences, clauses and phrases of this codification are severable. If any Section, paragraph, sentence, clause or phrase of this Code is declared unconstitutional, illegal or otherwise invalid by the judgment or decree of a court of competent jurisdiction, that invalidity shall not affect any of the remaining Chapters, Parts, Sections, paragraphs, sentences, clauses or phrases of this codification.

ENACTED AND ORDAINED this 21st day of June, 2004.

ATTEST:

Township of Covington

/s/ Lisa G. Everett
Secretary

/s/ M. Decker Everett
Chairman, Board of Supervisors

Fee Resolution

Subject	Fees
Building Permit Fee [Res. 6/14/2010]	10% of BCO fees
Demolition Permits must be obtained	\$10 [Res. 5/13/2013]
Driveways	
Permit to install: (includes up to 6 tons of gravel, Township to install, pipe to be purchased by owner)	\$100 [Res. 5/13/2013]
Fire Prevention Code	
Fireworks Permits (Plus \$1,000,000 liability policy) [Res. 5/13/2013]	\$10 [Res. 6/14/2010]
Junkyard License	
Base on actual land used:	
Up to 1 acre	\$150
More than 1 acre	\$200
Each additional acre rounded to the next higher acre	\$50
Business Transfer fee:	\$100
Large Public Gathering Permit	
Persons Reasonably Anticipated	
500 to 2,000	\$50
2,000 to 3,500	\$100
3,500 to 5,000	\$250
5,000 to 10,000	\$500
10,000 and over	\$2,000
Miscellaneous	
Photo copies (per page)	\$0.25
Large documents [Res. 5/13/2013]	Cost
Mobile Home Park Plan	\$100 plus \$10 per lot plus engineer fees, if required
Each further review of rejected plan:	\$50 plus \$5 per lot
Mobile Home Park Permit	\$50 plus \$1 per lot
(Renewable yearly, upon adoption of this Resolution)	
Road Opening Permit	\$70 or PennDOT Schedule

Subject	Fees
Signs	
Permit to erect, alter or move on site of business based on size	
1 to 16 sq. ft.	\$5
17 to 32 sq. ft.	\$10
33 to 80 sq. ft.	\$15
Over 80 sq. ft. (by special exception)	\$25
License for permanent sign, for advertisement purposes not located on business site based on size	
0 to 5 sq. ft.	\$5
6 to 10 sq. ft.	\$10
11 to 25 sq. ft.	\$15
26 to 40 sq. ft.	\$20
41 to 80 sq. ft.	\$25
80 sq. ft. or greater (by special exception)	\$50
Solid Waste Collector License	\$20 per annum
Temporary Motor Vehicle Storage Permit	\$15
Temporary Appliance Storage Permit	\$15
Temporary Sign(s) Permit	\$15
One half refundable upon removal of sign	
Subdivision and Land Development	
Subdivisions	
Minor subdivision application fee	\$35
Plus for each lot	\$15 [Res. 5/13/2013]
Major subdivision application fee	
Preliminary plat review fee	\$75
Plus for each lot	\$15 [Res. 5/13/2013]
Plat review fee	\$30 [Res. 5/13/2013]
Plus, for each lot	\$10 [Res. 5/13/2013]
Erosion and sediment pollution control plan review will be determined by Tioga County Conservation District	fee will be paid by applicant
Stormwater Plan Review	Engineering fees will be by the hour to be reimbursed to the Township by the applicant
Land Development	

Subject**Fees**

Category I - Residential Applications: These fees apply to all kinds of residential projects for sale or rental; any type of building; as a single tract land development

Number of Units	General Fee	Fee for each unit
0-3	\$30 [Res. 5/13/2013]	\$7.50 [Res. 5/13/2013]
4-20	\$45 [Res. 5/13/2013]	\$6 [Res. 5/13/2013]
21-100	\$75 [Res. 5/13/2013]	\$5 [Res. 5/13/2013]
101+	\$200 [Res. 5/13/2013]	\$4 [Res. 5/13/2013]

Category II - Nonresidential Single Tract: These fees apply to all projects or sections of mixed projects, which are for nonresidential use of any kind for sale, rental, lease or condominium in any type of building on a single tract of land.

Number of Acres	General Fee
0-4.99	\$75 [Res. 5/13/2013]
5-24.99	\$150 [Res. 5/13/2013]
25-99.99	\$300 [Res. 5/13/2013]
100 or more	\$600 [Res. 5/13/2013]

In addition to the general fee, the applicant must include a fee for the gross floor area of all buildings proposed as follows:

Gross Floor Area in Square Feet	Fee for each 1,000 Square Feet of Floor Area
0-49,999	\$9 [Res. 5/13/2013]
50,000-299,999	\$7 [Res. 5/13/2013]
300,000 or more	\$5 [Res. 5/13/2013]

Transient Retail Business Permit

including auctions (site permitted), excluding ag.

License for 1 month	\$25
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Zoning Assessment Fee

\$50 [Res. 5/13/2013]

Zoning Hearing Fee/Conditional Use/Special Exception [Res. 6/14/2010]

\$300 plus one-half of stenographer [Res. 5/13/2013]

Home Occupation Permit

Where variance is not required

\$10 [Res. 5/13/2013]

(Res. 4-2004, 6/21/2004; as amended by Res. 6/14/2010; and by Res. 5/13/2013)

