

include the term "culm bank removal"; and, such use shall be governed by the regulations applicable to Special Exceptions instead of Conditional Uses. In addition, such use shall be governed by the Performance Standards set forth in Article 6 hereof.

- c. Temporary Use Permit. A temporary use permit shall be issued by the Zoning Officer only upon authorization by the Zoning Hearing Board. Such temporary permit shall authorize such use for a period of not more than one (1) year; provided, however, that a separate application shall be submitted for each additional year subsequent to the first temporary permit; and, provided further that there shall be an aggregate of not more than five (5) temporary one (1) year permits issued for any such reclamation site. In each instance the Zoning Hearing Board shall hold a public hearing on the request and shall consider the impact of the preceding temporary permit on the environs of the subject property.
- d. Revocation of Permit. If it is determined by the Zoning Hearing Board that the operation of such use is in violation of the terms and conditions set forth in this ordinance and any other terms and conditions set forth in the temporary use permit, such violations shall be abated within 72 hours of such determination. Failure to abate such violation shall result in the revocation of the permit therefor.

5.464 Grading and Erosion Control

- a. Applicability. The provisions of this section shall be applicable to grading activity involving 50 or more cubic yards of cut and/or fill on any parcel of 0.5 acre (21,780 square feet) or more, whether or not such parcel is proposed for a subdivision or a land development.
- b. Application Requirements. All applications for activities governed by this section shall be submitted to the Planning Commission Engineer for review and approval prior to the issuance of a zoning permit. All such applications shall be accompanied by an additional fee of not less than \$200.00 payable to the Borough of Taylor in order to cover the cost of review by the Planning Commission Engineer; provided, however, that in the event that the cost of engineering review shall exceed \$200.00, the Borough shall invoice the applicant for any shortfall relating to such engineering fees. No zoning permit shall be issued without affirmative review by the Planning Commission Engineer.
- c. Exemptions. A separate zoning permit is not required for fill or grading specifically approved under another zoning permit, under a subdivision or land development approval or as part of a Borough approved flood control project.
- d. Application Contents. Zoning Applications for activities governed by this section shall also include:

- 1) A grading plan with contour intervals of not more than five (5) feet, including the name and the seal of the responsible professional who prepared the plan.
 - 2) A Storm Water Management Plan, including calculations to show any changes that may occur in the rate and volume of runoff following the completion of grading activities, including the name and the seal of the responsible professional.
 - 3) Such plans and calculations shall be prepared in accordance with the requirements of the Borough's Storm Water Management Ordinance.
 - 4) The application shall also include the name of the owner and the proposed use of the land following grading.
- e. Erosion Control. All zoning permits are granted on the condition that State erosion and sedimentation regulations and any officially submitted erosion and sedimentation plans are fully complied with. The Zoning Officer or Planning Commission Engineer may require the submittal of an erosion and sedimentation control plan with review by the County Conservation District wherever soil will be disturbed. Failure to comply with such regulations or plans shall be cause for suspension of zoning permits.
- f. Unstable Slopes. Slopes shall not be created that would have the serious threat of instability, in the determination of the Planning Commission Engineer. The Zoning Officer may require applicants to provide certification from a Professional Engineer that finished slopes greater than 4:1 will be stable.
- g. Drainage. The ground adjacent to a building shall be graded so that surface water will be drained away from such building. Any fill or grading shall only occur in such a way that it does not increase the flow of stormwater onto public streets, without approval by the Planning Commission Engineer or PennDOT as applicable.
- h. Grading. Grading, filling, dumping of clean fill, excavation or movement of materials shall be completed to avoid an unsightly appearance and to prevent interference with drainage, streets or utilities. Any fill placed on a site shall be leveled off and properly sloped, seeded, and mulched within 3 months of placement, except for soil stockpile areas shown on an approved erosion and sedimentation control plan in accordance with the current edition of Chapter 102, Soil Erosion and Sedimentation Control Requirements of the Pennsylvania Department of Environmental Protection.