

Part 3

Zoning Map and Zoning Districts

Section 301. Establishment of Zoning Districts. For the purpose of this Chapter, the Township is hereby divided into classes of zoning districts which shall be designated as follows:

RC Rural Conservation District
LDR Low Density Residential District
MDR Medium Density Residential District
MHP Mobile Home Park District
HC Highway Commercial District
SCC Shopping Center Commercial District
LI Light Industrial District

(Ordinance 130, December 9, 1991, Section 301)

Section 302. Official Zoning Map.

(a) The boundaries of the zoning districts shall be as shown on the Zoning Map of Amity Township. The Zoning Map and all notations, references and data illustrated thereon are hereby incorporated by reference into this Chapter. The Official copy of the Zoning Map shall be labeled and identified by the signature of the chairman of the Board of Supervisors, attested by the Secretary of said Board, and bear the seal of the Township under the following words:

"This is to certify that this is the Official Zoning Map of the Township of Amity adopted by the Amity Township Board of Supervisors on December 9, 1991 as part of the Amity Township Zoning Ordinance of 1991, as amended by the Amity Township Board of Supervisors on November 19, 1992."

(b) If, in accordance with the provisions of this Chapter and the Pennsylvania Municipalities Planning Code, as amended, changes are made in district boundaries or other matters portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the Board of Supervisors. No changes of any nature shall be made in the Official Zoning Map, or matter thereon shown, except in conformity with the applicable procedures established in this Chapter. All changes shall be noted by date with a brief description of the nature of the change.

(c) The Official Zoning Map shall be located in a place designated by the Board of Supervisors, and shall be the final authority as to the current zoning status of land and water area in the Township regardless of unofficial copies which may have been made or published from time to time.

(d) In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the Board of Supervisors may, by resolution, adopt a new Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof. The new Official Zoning Map shall be identified by the signature of the Board of

Supervisors, attested by the Secretary of said Board, and bear the seal of the Township under the following words:

"This is to certify that this Official Zoning Map of the Township of Amity supersedes and replaces the Official Zoning Map adopted as part of Ordinance No. _____ of Amity Township, Berks County, Pennsylvania".

(e) Unless the prior Official Zoning Map has been lost or has been totally destroyed, the prior map or any significant parts thereof remaining shall be preserved together with all applicable records pertaining to its adoption or amendment.

(Ordinance 130, December 9, 1991, Section 302)

Section 303. Interpretation of District Boundaries. Where uncertainty exists as to the boundaries of districts as indicated on the Official Zoning Map, the following rules provided within this section shall be applicable.

(a) Where district boundaries are indicated as approximately coinciding with the center lines of streets, highways, lanes, alleys, railroad tracks, rivers or creeks, such center line shall be construed to be such boundaries.

(b) Where district boundaries are indicated as approximately coinciding with lot lines or municipal boundary lines, such lines shall be construed to be such boundaries.

(c) Where district boundaries are indicated as being approximately parallel to the center or right-of-way lines of streets or highways, lanes, alleys, railroad tracks, rivers or creeks, such district boundaries shall be construed as being parallel to the center or right-of-way lines at such distance as is indicated on the Official Zoning Map. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.

(d) Where district boundaries are indicated as being approximately perpendicular to the right-of-way lines of streets or highways, such district boundaries shall be construed as being perpendicular to the right-of-way lines.

(e) Where physical or cultural features existing on the ground are at a variance with those indicated on the Official Zoning Map, or in circumstances not covered within the context of this Section, the Zoning Hearing Board shall interpret the district boundaries.

(f) Where a district boundary line divides a lot which was in single ownership at the effective date of this Ordinance, at the election of the property owner, the regulations of either zoning district may be extended a distance of not more than fifty feet (50') beyond the district boundary line onto the remaining portion of the lot.

(Ordinance 130, December 9, 1991, Section 303)

Section 304. Application of District Regulations. The following standards indicated within this section shall be utilized for the generalized application of the district regulations in association with this Chapter.

(a) No building, structure or land shall be used and no building, structure or part thereof shall be erected, constructed, assembled, moved, enlarged, reconstructed, removed or structurally altered without the

issuance of a Zoning and/or Building Permit by the Zoning Officer. No building, structure or land shall be occupied without the issuance of a Certificate of Use and Occupancy by the Zoning Officer.

(b) No part of a yard, common open space, other open space, or off-street parking or loading space required in connection with one (1) structure, building or use of the land shall be included as part of a yard, common open space, open space, or off-street parking or loading space similarly required for any other structure, building or use of the land, except as permitted or required by this Chapter or other Township ordinances or regulations.

(c) No yard or lot existing at the time of passage of this Chapter which meets the requirements of this Chapter shall be reduced in dimension or area below the minimum requirements set forth in this Chapter. A yard or lot existing at the time of passage of this Chapter shall not be further reduced below the minimum requirements of this Chapter.

(d) Where district regulations specify a minimum lot width at the street line, the minimum lot width shall be provided contiguous along the street line of one (1) street. It is prohibited, when calculating the width of a lot, to add widths along the street lines of two (2) or more streets. In the case of a corner lot, the minimum lot width must be provided along the street line of one (1) street, but does not have to be provided along the street line of each street on which the lot fronts.

(e) Where district regulations specify a minimum lot width at the building setback line, the minimum lot width shall be provided contiguous along the building setback line established from one (1) street. It is prohibited, when calculating the width of a lot, to add widths along the building setback lines established from two (2) or more streets. In the case of a corner lot, the minimum lot width must be provided along the building setback line established from one (1) street, but does not have to be provided along the building setback line established from each street on which the lot fronts.

(f) In the case of a lot of irregular shape in which a portion of the lot abuts a street and a portion not abutting a street abuts the rear yards of lots which have frontage on the same street as does the irregularly shaped lot, on the irregularly shaped lot a building setback line shall be established from the abutting rear yards. As a minimum, the building setback requirement of the applicable zoning district shall be used in establishing such building setback line.

(Ordinance 130, December 9, 1991, Section 304)

Part 4

Zoning District Regulations

Section 401. RC - Rural Conservation District.

(a) Purpose. The purpose of the Rural Conservation District is to encourage woodland, agricultural and general open space conservation by preserving natural features and environmentally sensitive lands such as forests, water sheds and water courses while perpetuating the rural atmosphere, open space and scenic landscape of the Township. A significant portion of the RC District is classified as having severe limitations to on-lot sewage disposal due to flooding, a high water table and/or steep slopes. Residential and conservation uses are encouraged provided that sufficient space is available for on-lot sewage disposal which will not create any menace to public health, and natural features are not unduly disturbed.

(b) Uses Permitted by Right. The following, as a single principal use, such accessory uses and no other additional or multiple uses(s), is permitted by right in the Rural Conservation District, provided that the use, type, dimensional and all other applicable requirements of this Chapter are satisfied.

(1) General agricultural uses, subject to Section 905 of this Chapter.

(2) Municipal use.

(3) Single-family detached dwelling.

(4) Woodland or game preserve, wildlife sanctuary or similar conservation use.

(5) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.

(6) No-Impact Home-Based Businesses, except that such permission shall not supersede any deed restriction, covenant or agreement restricting the use of land, nor any master deed, bylaw or other document applicable to a common interest ownership community, and shall be subject to the provisions of Subsection 903(c).

(c) Uses Permitted by Conditional Use. The following, as a principal use, their accessory uses, and no other, are permitted in the Rural Conservation District when a conditional use is granted by the Board of Supervisors subject to and in accordance with Part 11 of this Chapter.

(1) Church or similar place of worship.

(2) Home occupation, subject to Section 903 of this Chapter.

(3) Nursery/greenhouse.

(4) Intensive agricultural uses, subject to Section 905 of this Chapter.

(5) Golf driving ranges.

(6) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.

(d) Uses Permitted by Special Exception. The following, as a principal use, their accessory uses, and no other, are permitted in the Rural Conservation District when a special exception is granted by the Zoning Hearing Board subject to and in accordance with Part 11 of this Chapter.

(1) Public cemetery.

(2) Pet cemetery.

(3) Commercial campgrounds, subject to Section 930 of this Chapter.

(4) Public Utility Uses, subject to Section 929 of this Chapter.

(5) Recreation uses, including parks (except amusement parks), playgrounds, picnic grounds, horse riding trails and stables, golf courses (except miniature golf courses), swimming areas and pools, hiking trails, boating, fishing, camping and hunting, subject to Section 906 of this Chapter.

(6) Tourist, bed and breakfast, rooming or boarding house, subject to Section 934 of this Chapter.

(7) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.

(e) Area, Yard and Height Regulations. Each of the following maximum and minimum dimensional requirements shall apply to each permitted use in the Rural Conservation District, except as specifically provided for in this Chapter:

Minimum Regulations

Lot Area	80,000 sq. ft.
Lot Width	200 feet
Building Setback	50 feet
Rear Yard	30 feet
Side Yard	
Total	50 feet
One Side	25 feet
Buffer Yard (depth)	10 feet

Maximum Regulations

Building Height	
Farm Buildings/Silos	No Maximum
Principal Buildings	35 feet
Lot Coverage	12 percent
Woodland Extraction	30 percent

(f) Supplementary Regulations. All sections under Part 9 of this Chapter shall apply as supplementary guidelines and specifications for the Rural Conservation District.

(Ordinance 130, December 9, 1991, Section 401; as amended by Ordinance 146, August 29, 1994, Section 1; as further amended by Ordinance 196, April 15, 2003, Section 3; as further amended by Ordinance 229, December 19, 2006, Section 2)

Section 402. LDR - Low Density Residential District.

(a) Purpose. The purpose of the Low Density Residential District is to encourage moderate residential development, to retain the rural and suburban characteristics of the Township, and to serve as a transition between areas of variable densities. A significant portion of the LDR District is classified as having slight to severe limitations to on-lot sewage disposal due to flooding and a high water table. Development of these areas will be further regulated by the Environmental Protection Overlay Districts.

(b) Uses Permitted by Right. The following, as a single principal use, such accessory uses and no other additional or multiple uses(s), is permitted by right in the Low Density Residential District provided that the use, type, dimensional and all other applicable requirements of this Chapter are satisfied:

- (1) General agricultural uses, subject to Section 905 of this Chapter.
- (2) Church or similar place of worship.
- (3) Municipal use.
- (4) Single-family detached dwelling.
- (5) Cluster Development containing single family detached dwellings subject to Part 6 of this Chapter.
- (6) Public utilities uses, subject to Section 929 of this Chapter.
- (7) Woodland or game preserve, wildlife sanctuary or similar conservation use.
- (8) No-Impact Home-Based Businesses, except that such permission shall not supersede any deed restriction, covenant or agreement restricting the use of land, nor any master deed, bylaw or other document applicable to a common interest ownership community, and shall be subject to the provisions of Subsection 903(c).
- (9) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.

(c) Uses Permitted by Conditional Use. The following, as a principal use, their accessory uses and no other, are permitted in the Low Density Residential District when a conditional use is granted by the Board of Supervisors subject to and in accordance with Part 11 of this Chapter.

- (1) Home occupation, subject to Section 903 of this Chapter.
- (2) Nursery/greenhouse.
- (3) Golf driving ranges or miniature golf courses.

(4) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.

(d) Uses Permitted by Special Exception. The following, as a principal use, their accessory uses and no other, are permitted in the Low Density Residential District when a special exception is granted by the Zoning Hearing Board subject to and in accordance with Part 11 of this Chapter:

- (1) Public cemetery.
- (2) Commercial campgrounds, subject to Section 930 of this Chapter.
- (3) Club or lodge for fraternal or social purposes provided that the primary activity of such use is not operated for business, and provided that the building and services shall be primarily for the use of members and their guests.
- (4) Fire station.
- (5) Nursing home, retirement home or convalescent home.
- (6) Recreational uses, including parks (except amusement parks), playgrounds, picnic grounds, horse riding trails and stables, golf courses, swimming areas and pools, hiking trails, boating, fishing, camping and hunting, subject to Section 906 of this Chapter.
- (7) State licensed nursery school, elementary school, middle school, junior high school, senior high school or day care center.
- (8) Tourist, bed and breakfast, rooming or boarding house, subject to Section 934 of this Chapter.
- (9) Intensive agricultural uses, subject to Section 905 of this Chapter.
- (10) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.

(e) Area, Yard and Height Regulations. Each of the following minimum and maximum dimensional requirements shall apply to each use in the Low Density Residential District, except as specifically provided for in this Chapter:

<u>Minimum Regulations</u>	
Lot Area (Net)	80,000 sq. ft.
Lot Width	200 feet
Building Setback	50 feet
Rear Yard	30 feet
Side Yard	
Total	50 feet
Each Side	25 feet
Buffer Yard (depth)	10 feet
<u>Maximum Regulations</u>	
Building Height	35 feet
Lot Coverage	20 percent
Woodland Extraction	30 percent

(f) Supplementary Regulations. All sections under Part 9 of this Chapter shall apply as supplementary guidelines and specifications for the Low Density Residential District.

(Ordinance 130, December 9, 1991, Section 402; as amended by Ordinance 146, August 29, 1994, Section 1; as further amended by Ordinance 164, April 26, 1999, Section 3; as further amended by Ordinance 192, September 16, 2002, Section 2; as further amended by Ordinance 196, April 15, 2003, Section 4; as further amended by Ordinance 229, December 19, 2006, Section 3; as further amended by Ordinance 236, May 16, 2007, Section 1)

Section 403. MDR - Medium Density Residential District.

(a) Purpose. The purpose of the Medium Density Residential District is to maintain and promote residential growth in areas of the Township which have the potential for being serviced by public sewage and/or water facilities. The MDR District contains the least amount of physical limitations for development within the Township and is most suitable to accommodate the highest permissible residential densities.

(b) Uses Permitted by Right. The following, as a single principal use, such accessory uses and no other additional or multiple uses(s), is permitted by right in the Medium Density Residential District provided that the use, type, dimensional and all other applicable requirements of this Chapter are satisfied.

(1) General agricultural uses, subject to Section 905 of this Chapter.

(2) Municipal use.

(3) Fire station.

(4) Public utilities, subject to Section 929 of this Chapter.

(5) Single-family detached dwelling.

(6) Woodland or game preserve, wildlife sanctuary or similar conservation use.

(7) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.

(8) No-Impact Home-Based Businesses, except that such permission shall not supersede any deed restriction, covenant or agreement restricting the use of land, nor any master deed, bylaw or other document applicable to a common interest ownership community, and shall be subject to the provisions of Subsection 903(c).

(c) Uses Permitted by Conditional Use. The following, as a principal use, their accessory uses and no other, are permitted in the Medium Density Residential District when a conditional use is granted by the Board of Supervisors subject to and in accordance with Part 11 of this Chapter.

(1) Church or similar place of worship.

(2) Home occupation, subject to Section 903 of this Chapter.

(3) Nursery/greenhouse.

(4) Cluster development containing single-family detached dwelling units, subject to Part 6 of this Chapter.

(5) Planned residential development, subject to Part 7 of this Chapter.

(6) Semi-detached residential developments, subject to Section 932 of this Chapter.

(7) Golf driving ranges or miniature golf courses.

(8) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.

(9) Transitional-Age Development and their accessory uses, subject to the provisions of Section 952 of this Chapter.

(d) Use Permitted by Special Exception. The following, as a principal use, their accessory uses and no other, are permitted in the Medium Density Residential District when a special exception is granted by the Zoning Hearing Board to and in accordance with Part 11 of this Chapter:

(1) Club or lodge for fraternal or social purposes provided that the primary activity of such use is not operated for business, and provided that the building and services shall be primarily for the use of members and their guests.

(2) Recreation uses, including parks (except amusement parks), playgrounds, picnic grounds, horse riding trails and stables, golf courses, swimming areas and pools, hiking trails, boating, fishing, camping and hunting, subject to Section 906 of this Chapter.

(3) State licensed nursery school, elementary school, middle school, junior high school, senior high school or day care center.

(4) Multi-family residential developments, subject to Section 931 of this Chapter.

(5) Two-family residential developments, subject to Section 933 of this Chapter.

(6) Tourist, bed and breakfast, rooming or boarding house, subject to Section 934 of this Chapter.

(7) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.

(e) Area, Yard and Height Regulations. Each of the following minimum and maximum dimensional requirements shall apply to each use in the Medium Density Residential District, except as specifically provided for in this Chapter:

<u>Minimum Regulations</u>	<u>On-Lot Sewage And Water Facilities</u>	<u>Public or Community Sewage Facilities</u>	<u>Public or Community Sewage and Water Facilities</u>
Lot Area	80,000 sq. ft.	30,000 sq. ft.	12,000 sq. ft.
Lot Width	200 feet	125 feet	100 feet
Building Setback	50 feet	40 feet	30 feet
Rear Yard	30 feet	20 feet	20 feet
Side Yard			
Total	50 feet	40 feet	30 feet
Each Side	25 feet	20 feet	15 feet
Buffer Yard (depth)	10 feet	10 feet	10 feet
 <u>Maximum Regulations</u>			
Building Height	35 feet	35 feet	35 feet
Lot Coverage	20 percent	30 percent	40 percent
Woodland Extraction	30 percent	40 percent	50 percent

(f) Supplementary Regulations. All sections under Part 9 of this Chapter shall apply as supplementary guidelines and specifications for the Medium Density Residential District.

(Ordinance 130, December 9, 1991, Section 403; as amended by Ordinance 134, May 4, 1992; as further amended by Ordinance 146, August 29, 1994, Section 1; as further amended by Ordinance 196, April 15, 2003, Section 5; as further amended by Ordinance 229, December 19, 2006, Section 4; as further amended by Ordinance 239, August 21, 2007, Section 3)

Section 404. MHP - Mobile Home Park District.

(a) Purpose. The purpose of the Mobile Home Park District is to provide growth areas within the Township for mobile home parks. These areas contain moderate limitations for development and have the potential for being serviced by public or community water and sewage facilities.

(b) Uses Permitted by Right. The following, as a single principal use, such accessory uses and no other additional or multiple uses(s), is permitted by right in the Mobile Home Park District provided that the use, type, dimensional and all other applicable requirements of this Chapter are satisfied.

- (1) Mobile home park, subject to Part 8 of this Chapter.
- (2) Single-family detached dwelling, subject to the area, yard and height regulations specified under the MDR Zoning District (Subsection 403(e)).
- (3) Municipal use.
- (4) Public utilities, subject to Section 929 of this Chapter.
- (5) General agricultural uses, subject to Section 905 of this Chapter.
- (6) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
- (7) No-Impact Home-Based Businesses, except that such permission shall not supersede any deed restriction, covenant or

agreement restricting the use of land, nor any master deed, bylaw or other document applicable to a common interest ownership community, and shall be subject to the provisions of Subsection 903(c).

(c) Uses Permitted by Special Exception. The following, as a principal use, their accessory uses and no other, are permitted in the Mobile Home Park District when a special exception is granted by the Zoning Hearing Board to and in accordance with Part 11 of this Chapter:

- (1) Home occupation, subject to Section 903 of this Chapter.
- (2) Semi-detached residential developments, subject to Section 932 of this Chapter.
- (3) Two-family residential developments, subject to Section 933 of this Chapter.
- (4) Accessory uses or structures to the above permitted uses when on the same lot as the permitted use.

(d) Supplementary Regulations. All sections under Part 9 of this Chapter shall apply as supplementary guidelines and specifications for the Mobile Home Park District.

(Ordinance 130, December 9, 1991, Section 404; as amended by Ordinance 146, August 29, 1994, Section 1; as further amended by Ordinance 196, April 15, 2003, Section 6)

Section 405. HC - Highway Commercial District.

(a) Purpose. The purpose of the Highway Commercial District is to provide an area for a generalized variety of highway commercial land uses which service the basic needs of surrounding residential communities. The HC District is concentrated around existing commercial land uses that are located along arterial highways within the Township. Development which occurs shall be planned to accomplish safe development of highway frontage and to protect major highways as thoroughfares. (Ordinance 130, December 9, 1991, Section 405.1)

(b) Uses Permitted by Right. The following, as a single principal use, such accessory uses and no other additional or multiple uses(s), is permitted by right in the Highway Commercial District, provided that the use, type, dimensional and all other applicable requirements of this Ordinance have been satisfied:

- (1) General agricultural uses, subject to Section 905 of this Chapter.
- (2) Banks, savings and loan associations and finance companies.
- (3) Professional or government office or studio.
- (4) Church or similar place of worship.
- (5) Funeral home.
- (6) Home occupation, subject to Section 903 of this Chapter.
- (7) Municipal use.

(8) Personal and household service establishments such as, but not limited to, barber shops, beauty shops, dry cleaning shops, laundromats, repair shops, seamstress and tailor shops.

(9) Public utilities, subject to Section 929 of this Chapter.

(10) Restaurants and similar types of eating establishments.

(11) Retail business establishment such as, but not limited to, antiques, appliances, auto parts, beverages, bicycles, books (except adult bookstores), carpeting, clothing, dry goods, flowers, food, furniture, hardware, household supplies, jewelry, machinery, newspapers, office equipment, paint, periodicals, pharmaceuticals, sporting goods, stationary and tobacco.

(12) Single-family detached dwelling.

(13) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.

(14) Multiple commercial uses permitted in combination and occupancy subject to the following conditions:

(i) The following commercial uses and no other shall be permitted in combination:

a) Professional or government office or studio;

b) Personal and household service establishments such as, but not limited to, barber shops, beauty shops, dry cleaning shops, laundromats, repair shops, seamstress and tailor shops;

c) Administrative offices for public utilities, but specifically excluding construction, staging, external equipment, material and vehicular storage;

d) Restaurants and similar types of eating establishments;

e) Retail business establishment such as, but not limited to, antiques, appliances, auto parts, beverages, bicycles, books (except adult bookstores), carpeting, clothing, dry goods, flowers, food, furniture, hardware, household supplies, jewelry, machinery, newspapers, office equipment, paint, periodicals, pharmaceuticals, sporting goods, stationary and tobacco.

(ii) Unless otherwise permitted by the Board of Supervisors, the commercial uses shall be individually serviced by municipal sewage facilities.

(iii) Unless otherwise permitted by the Board of Supervisors, the commercial uses shall be individually serviced by public water supply where accessible.

(iv) The commercial uses shall consist of harmonious land uses, structures and services.

(v) Multiple commercial uses permitted in combination shall be in single ownership of land/structure or under a guaranteed unified management control.

(vi) All means of ingress and/or egress shall be located at least two hundred feet (200') from any other intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation (PennDOT) or the Township. The developer shall also be responsible for any pertinent traffic studies that may be required by the Township, the County and/or PennDOT.

(vii) Interior accessways shall be designed so as to prevent traffic congestion at points of ingress and egress. Areas designated for the loading or unloading of trucks and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.

(viii) All commercial uses shall meet the combined parking requirements specified under Section 924 of this Chapter.

(ix) Lighting for buildings, signs, accessways and parking areas shall be arranged so they do not reflect towards any public street or residential zoning districts.

(x) Exterior storage areas for trash and rubbish shall be properly screened so as to preclude the storage area from being visible from adjacent properties or road surfaces. All containers shall be air-tight, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area shall be permitted within thirty feet (30') from any lot line.

(xi) All signs shall be consistent with Subsection 927(f), excluding Subsection 927(f)(3), of this Chapter. The total area of all signage for combined or multiple commercial uses shall not exceed the maximum signage permitted under Subsection 927(f)(1) of this Chapter.

(xii) The site utilized for the multiple commercial uses shall conform to the area, yard and height regulations that are specified under Subsection 405(e) of this Chapter.

(xiii) All proposed multiple commercial uses, including all expansions, additions and/or revisions, are subject to the policies and provisions regarding land development specified in the Township Subdivision and Land Development Ordinance (see Chapter 27 of the Township Code of Ordinances).

(15) Self storage units, subject to the requirements specified under Section 951 of this Chapter.

(16) No-Impact Home-Based Businesses, except that such permission shall not supersede any deed restriction, covenant or

agreement restricting the use of land, nor any master deed, bylaw or other document applicable to a common interest ownership community, and shall be subject to the provisions of Subsection 903(c).

(c) Uses Permitted by Conditional Use. The following, as a principal use, their accessory uses and no other, are permitted in the Highway Commercial District when a conditional use is granted by the Board of Supervisors subject to and in accordance with Part 11 of this Chapter.

(1) Adult business uses, subject to Section 937 of this Chapter.

(2) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.

(d) Uses Permitted by Special Exception. The following, as a principal use, their accessory uses and no other, are permitted in the Highway Commercial District when a special exception is granted by the Zoning Hearing Board to and in accordance with Part 11 of this Chapter:

(1) Automatic car wash.

(2) Automobile sales.

(3) Automobile service station.

(4) Club or lodge for fraternal or social purposes provided that the primary activity of such use is not operated for business, and provided that the building and services shall be primarily for the use of members and their guests.

(5) Commercial campgrounds, subject to Section 930 of this Chapter.

(6) Fire station.

(7) Hotel/motel accommodations.

(8) Nursing home, retirement home or convalescent home.

(9) Recreation uses, subject to Section 906 of this Chapter.

(10) State licensed nursery school, elementary school, middle school, junior high school, senior high school or day care center.

(11) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.

(12) Exportation and/or extraction of groundwater, subject to the requirements specified under Section 950 of this Chapter.

(e) Area, Yard and Height Regulations. Each of the following minimum and maximum requirements shall apply to each permitted use in the Highway Commercial District, except as specifically provided for in this Chapter:

<u>Minimum Regulations</u>	<u>On-Lot Sewage And Water Facilities</u>	<u>Public or Community Sewage Facilities</u>	<u>Public or Community Sewage and Water Facilities</u>
Lot Area	80,000 sq. ft.	50,000 sq. ft.	30,000 sq. ft.

Lot Width	200 feet	150 feet	120 feet
Building Setback	60 feet	60 feet	60 feet
Rear Yard	60 feet	50 feet	50 feet
Side Yard			
Total	60 feet	60 feet	30 feet
Each Yard	30 feet	30 feet	15 feet
Improvement Setback	20 feet	20 feet	10 feet
Buffer Yard (Depth)	10 feet	10 feet	10 feet
Landscaped Area	50 percent	40 percent	30 percent

Maximum Regulations

Building Height	35 feet	35 feet	35 feet
Lot Coverage	30 percent	30 percent	40 percent
Paved Area	40 percent	50 percent	60 percent

(f) Land Development Plan. Prior to the issuance of a zoning and/or building permit for a non-residential land use that is permitted within the Highway Commercial District, the applicant shall submit a land development plan to the Planning Commission for review and comment. The Planning Commission shall review each land development plan in accordance with all Township standards, guidelines and specifications concerning land development before recommending a decision to the Board of Supervisors.

(g) Supplementary Regulations. All Sections under Part 9 of this Chapter shall apply as supplementary guidelines and specifications for the Highway Commercial District.

(Ordinance 130, December 9, 1991, Section 405; as amended by Ordinance 146, August 29, 1994, Sections 1 & 2; as further amended by Ordinance 164, April 26, 1999, Section 4; as further amended by Ordinance 196, April 15, 2003, Section 7; as further amended by Ordinance 229, December 19, 2006, Sections 5 & 6; as further amended by Ordinance 234, April 17, 2007, Section 3)

Section 406. SCC - Shopping Center Commercial District.

(a) Purpose. The purpose of the Shopping Center District is to provide an area for small, unified commercial shopping centers which services and provides for the basic needs of the Township. The SCC District is concentrated around existing compatible commercial land uses that are located along arterial highways within the Township. Development which occurs shall be planned to accomplish safe development of highway frontage and to protect major highways as thoroughfares.

(b) Uses Permitted by Right. The following, as a principal use, their accessory uses and no other, are permitted by right in the Shopping Center District, provided that the use, type, dimensional and all other applicable requirements of this Chapter have been satisfied:

(1) All uses permitted by right in the Highway Commercial District, provided the use meets the area, yard and height requirements (Subsection 405(e)) of the Highway Commercial District.

(2) Shopping center, mall, plaza or mini-mall, subject to Section 938 of this Chapter.

(3) Indoor theater (except adult theaters) and place of amusement or recreation.

(4) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.

(c) Uses Permitted by Special Exception. The following, as a principal use, their accessory uses and no other, are permitted in the Shopping Center District when a special exception is granted by the Zoning Hearing Board to and in accordance with Part 11 of this Chapter:

(1) All uses permitted by special exception (with the exception of adult business uses) in the Highway Commercial District.

(2) Professional office/research park, subject to Section 939 of this Chapter.

(3) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.

(4) Exportation and/or extraction of groundwater, subject to the requirements specified under Section 950 of this Chapter.

(d) Area, Yard and Height Regulations. Each of the following minimum and maximum dimensional requirements shall apply to each permitted use in the Shopping Center Commercial District, except as specifically provided for in this Chapter:

Minimum Regulations

Lot Area	3 acres
Lot Width	250 feet
Building Setback	80 feet
Rear Yard	50 feet
Side Yard	
Total	80 feet
One Side	40 feet
Improvement Setback	30 feet
Buffer Yard (Depth)	20 feet
Landscaped Area	30 percent

Maximum Regulations

Building Height	35 feet
Lot Coverage	40 percent
Paved Area	60 percent

(e) Land Development Plan. Prior to the issuance of a zoning and/or building permit for a non-residential land use that is permitted within the Shopping Center Commercial District, the applicant shall submit a land development plan to the Planning Commission for review and comment. The Planning Commission shall review each land development plan in accordance with all Township standards and specifications concerning land development before recommending a decision to the Board of Supervisors.

(f) Supplementary Regulations. All Sections under Part 9 of this Chapter shall apply as supplementary guidelines and specifications for the Shopping Center Commercial District.

(Ordinance 130, December 9, 1991, Section 406; as amended by Ordinance 234, April 17, 2007, Section 4)

Section 407. LI - Light Industrial District.

(a) Purpose. The purpose of the Light Industrial District is to provide an area for a generalization of light industrial land uses which services and provides for the basic needs of the surrounding residential communities of the Township. The Light Industrial District is located and centralized in an area which will adequately accommodate industrial growth provided that each existing and proposed land use does not affect the public health, safety and general welfare of the adjacent residential areas.

(b) Uses Permitted by Right. The following, as a single principal use, such accessory uses and no other additional or multiple uses(s), is permitted by right in the Light Industrial District, provided that the use, type, dimensional and all other applicable requirements of this Chapter have been satisfied:

(1) General agricultural uses, subject to Section 905 of this Chapter.

(2) Business, professional or government office.

(3) Manufacturing activities such as, but not limited to, assembly, bottling, compounding, fabrication, packaging, processing, production and repair.

(4) Municipal use.

(5) Printing, binding or publishing facilities.

(6) Public utilities, subject to Section 929 of this Chapter.

(7) Retail business establishment such as, but not limited to, antiques, appliances, auto parts, beverages, bicycles, books (except adult bookstores), carpeting, clothing, dry goods, flowers, food, furniture, hardware, household supplies, jewelry, newspapers, periodicals, pharmaceuticals, sporting goods, stationary and tobacco.

(8) Warehouse facilities.

(9) Wholesale and distribution facilities.

(10) Accessory uses and structures to the above permitted uses when on the same lot.

(11) Multiple industrial uses permitted in combination and occupancy subject to the following conditions:

(i) The following industrial uses and no other shall be permitted in combination:

a) Business, professional or government office;

b) Manufacturing activities such as, but not limited to, assembly, bottling, compounding, fabrication, packaging, processing, production and repair;

c) Municipal uses;

d) Printing, binding or publishing facilities;

e) Public utilities, subject to Section 929 of this Chapter;

f) Warehouse facilities;

g) Wholesale and distribution facilities.

(ii) The total gross floor area for the industrial uses permitted in combination shall not exceed forty thousand (40,000) square feet.

(iii) The total lot coverage for the industrial uses permitted in combination shall not exceed forty percent (40%) of the total land area.

(iv) The total paved area for the industrial uses permitted in combination shall not exceed sixty percent (60%) of the total land area.

(v) Unless otherwise permitted by the Board of Supervisors, the industrial uses shall be individually serviced by municipal sewage facilities.

(vi) Unless otherwise permitted by the Board of Supervisors, the industrial uses shall be individually serviced by public water supply where accessible.

(vii) The industrial uses shall consist of harmonious land uses, structures and services.

(viii) Retail business and service establishments are permitted provided they are designed and intended primarily to serve the employees within the permitted industrial uses. These uses shall not exceed five percent (5%) of the gross floor area of the permitted industrial uses.

(ix) All means of ingress and/or egress shall be located at least two hundred feet (200') from any other intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation (PennDOT) or the Township. The developer shall also be responsible for any pertinent traffic studies that may be required by the Township, the County and/or PennDOT.

(x) Interior accessways shall be designed so as to prevent traffic congestion at points of ingress and egress. Areas designated for the loading or unloading of trucks and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.

(xi) Lighting for buildings, signs, accessways and parking areas shall be arranged so they do not reflect towards any public street or residential zoning districts.

(xii) All lot lines shall be screened by a buffer yard with a minimum depth of twenty feet (20'). The buffer yard

shall be consistent with standards specified under Subsection 914(a) (Buffer Yards) of this Chapter. In addition, the buffer yard shall be designed so as not to interfere with clear sight line distance at the point of ingress and egress to the tract.

(xiii) Exterior storage areas for trash and rubbish shall be properly screened so as to preclude the storage areas from being visible from adjacent properties or road surfaces. All containers shall be air-tight, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area shall be permitted within thirty feet (30') from any lot line.

(xiv) All signs shall be consistent with Subsection 927(f) excluding Subsection 927(f)(3) of this Chapter. The total area of all signage for combined or multiple industrial uses shall not exceed the maximum signage permitted under Subsection 927(f)(1) of this Chapter.

(xv) The site utilized for the multiple industrial uses shall conform to the area, yard and height regulations that are specified under Subsection 407(e) of this Chapter.

(xvi) All proposed multiple industrial uses, including all expansions, additions and/or revisions, are subject to the policies and provisions regarding land development specified in the Township Subdivision and Land Development Ordinance (see Chapter XXVII of the Township Code of Ordinances).

(c) Uses Permitted by Conditional Use. The following, as a principal use, their accessory uses and no other, are permitted in the Light Industrial District when a conditional use is granted by the Board of Supervisors subject to and in accordance with Part 11 of this Chapter.

(1) Industrial park, subject to Section 940 of this Chapter.

(2) Professional office/research park, subject to Section 939 of this Chapter.

(3) Heliport, subject to Section 908 of this Chapter. Heliport is hereby defined as any area of land, water or structure which is used or intended to be used for the landing and takeoff of helicopters and any appurtenant areas which are used for heliport buildings or helicopter facilities or rights-of-way, together with all heliport buildings and facilities thereon. The heliport itself shall be subject to all Area, Yard and Height regulations set forth in Subsection (e) of this Section and all other provisions of the Amity Township Zoning and Subdivision and Land Development Ordinance.

(d) Uses Permitted by Special Exception. The following, as a principal use, their accessory uses and no other, are permitted in the Light Industrial District when a special exception is granted by the Zoning Hearing Board to and in accordance with Part 11 of this Chapter:

(1) Home occupation, subject to Section 903 of this Chapter.

(2) Junk yards, subject to Section 938 of this Chapter.

(3) Metal processing facilities.

(4) Quarrying, mining or extracting operations, subject to Section 941 of this Chapter.

(5) Solid waste disposal facilities, subject to Section 936 of this Chapter.

(6) Single-family detached dwelling.

(7) Truck distribution center.

(8) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.

(9) Kennels, subject to Section 947 of this Chapter.

(e) Area, Yard and Height Regulations. Each of the following minimum and maximum dimensional requirements shall apply to each permitted use in the Light Industrial District, except as specifically provided for in this Chapter:

Minimum Regulations

Lot Area	3 acres
Lot Width	250 feet
Building Setback	80 feet
Rear Yard	50 feet
Side Yard	
Total	80 feet
One Side	40 feet
Improvement Setback	30 feet
Buffer Yard (Depth)	20 feet
Landscaped Area	30 percent

Maximum Regulations

Building Height	35 feet
Lot Coverage	40 percent
Paved Area	60 percent

(f) Land Development Plan. Prior to the issuance of a zoning and/or building permit for a non-residential land use that is permitted within the Light Industrial District, the applicant shall submit a land development plan to the Planning Commission for review and comment. The Planning Commission shall review each land development plan in accordance with all Township standards and specifications concerning land development before recommending a decision to the Board of Supervisors.

(g) Supplementary Regulations. All Sections under Part 9 of this Chapter shall apply as supplementary guidelines and specifications for the Light Industrial District.

(Ordinance 130, December 9, 1991, Section 407; as amended by Ordinance 146, August 29, 1994, Sections 1 & 3; as further amended by Ordinance 164, April 26, 1999, Section 5; as further amended by Ordinance 188, May 6, 2002, Section 1; as further amended by Ordinance 229, December 19, 2006, Sections 7 & 8; as further amended by Ordinance 234, April 17, 2007, Section 5)