

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.

(10) Commercial Retirement Community and their accessory uses, subject to the provisions of Section 953 of this Chapter.

(11) Age Restricted Housing and their accessory uses, subject to the provisions of Section 956 of this Chapter.

(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) 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.
- (6) State licensed nursery school, elementary school, middle school, junior high school, senior high school or day care center.
- (7) Tourist, bed and breakfast, rooming or boarding house, subject to Section 934 of this Chapter.
- (8) Intensive agricultural uses, subject to Section 905 of this Chapter.
- (9) 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

Maximum Regulations

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; as further amended by Ordinance 247, October 1, 2008, Section 2; as further amended by Ordinance 248, October 1, 2008, Section 2; as further amended by Ordinance 260, October 7, 2009, Section 1; as further amended by Ordinance 261, October 21, 2009, 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).

(9) Commercial Retirement Community and their accessory uses, subject to the provisions of Section 953 of this Chapter.

(10) Age Restricted Housing and their accessory uses, subject to the provisions of Section 956 of this Chapter.

(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; as further amended by Ordinance 247, October 1, 2008, Section 3; as further amended by Ordinance 248, October 1, 2008, 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 commercial land uses which service the basic needs of the surrounding residential communities. The HC District is located along arterial and major collector 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 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, convenience store with or without gasoline pumps, dry goods, flowers, food, furniture, hardware, household supplies, jewelry, machinery, newspapers, office equipment, paint, periodicals, pharmaceuticals, sporting goods, stationary and tobacco.
- (12) Professional office/research park subject to Section 939 of this Chapter.
- (13) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use including residential use occupied by the caretaker or owner of a commercial use located on the same lot.
- (14) Nursing home, retirement home or convalescent home subject to the conditions set forth at Section 955 of this Chapter Ordinance.
- (15) 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, convenience store with or without gasoline pumps, dry goods, flowers, food, furniture, hardware, household supplies, jewelry, machinery, newspapers, office equipment, paint, periodicals, pharmaceuticals, sporting goods, stationary and tobacco; and

f) Banks, savings and loan associations and finance companies.

(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 exterior lot lines of the original tract 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 Section 517 of the Subdivision and Land Development Ordinance.

(xii) 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.

(xiii) 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.

(xiv) 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).

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

(17) 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).

(18) Continuing Care Retirement Community subject to the conditions set forth at Section 954 of this Chapter.

(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) Automatic car wash.

(3) Automobile sales.

(4) Automobile service station.

(5) 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.

(6) Commercial campgrounds, subject to Section 930 of this

Chapter.

- (7) Fire station.
- (8) Hotel/motel accommodations.
- (9) Recreation uses, subject to Section 906 of this Chapter.
- (10) State licensed nursery school or day care center.
- (11) Exportation and/or extraction of groundwater, subject to the requirements specified under Section 950 of this Chapter.
- (12) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.

(d) 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
<u>Maximum Regulations</u>			
Building Height	50 feet	50 feet	50 feet
Lot Coverage	30 percent	30 percent	40 percent
Paved Area	40 percent	50 percent	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 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.

(f) 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; as further amended and restated by Ordinance 246, August 6, 2008, 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) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.

(3) 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	50 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; as further amended and restated by Ordinance 246, August 6, 2008, Section 4)

Section 407. LI/O - Light Industrial/Office District.

(a) Purpose. The purpose of the Light Industrial/Office District is to provide an area for a generalization of light industrial land uses or for the development of a unified office park of professional and corporate offices which services and provides for the basic needs of the surrounding residential communities of the Township. The Light Industrial/Office District is located and centralized in an area which will adequately accommodate industrial and commercial 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/Office 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, convenience store with or without gasoline pumps, 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) Industrial park, subject to Section 940 of this Chapter.
- (11) Professional office/research park, subject to Section 939 of this Chapter.
- (12) Accessory uses and structures to the above permitted uses when on the same lot.
- (13) Multiple industrial and office uses permitted in combination and occupancy subject to the following conditions:
 - (i) The following industrial and office 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 lot coverage for the industrial and office uses permitted in combination shall not exceed forty percent (40%) of the total land area.
 - (iii) The total paved area for the industrial and office uses permitted in combination shall not exceed sixty percent (60%) of the total land area.
 - (iv) Unless otherwise permitted by the Board of Supervisors, the industrial and office uses shall be individually serviced by municipal sewage facilities.
 - (v) Unless otherwise permitted by the Board of Supervisors, the industrial and office uses shall be individually serviced by public water supply where accessible.
 - (vi) The industrial and office uses shall consist of harmonious land uses, structures and services.
 - (vii) Multiple industrial and office uses permitted in combination shall be in single ownership of land/structure or under a guaranteed unified management control.

(viii) Retail business and service establishments are permitted provided they are designed and intended primarily to serve the employees within the permitted industrial and office 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) 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.

(xiii) 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 and office uses shall not exceed the maximum signage permitted under Subsection 927(f)(1) of this Chapter.

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

(xv) All proposed multiple industrial and office 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/Office District when a conditional use is granted by the Board of Supervisors subject to and in accordance with Part 11 of this Chapter.

(1) 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/Office 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) Truck distribution center.
- (7) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
- (8) 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/Office 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	50 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/Office 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/Office 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; as further amended and restated by Ordinance 246, August 6, 2008, Section 5)

Section 408. PBOI - Planned Business/Office/Industrial District.

(a) Purpose. The purpose of the Planned Business/Office/Industrial District is to establish an appropriate location and development standards which are intended to:

(1) Provide for business, office and light industrial development in a unified, attractive, campus-like environment. Multiple uses on a single tract shall be permitted and encouraged.

(2) Promote high quality visually attractive and environmentally responsible site and building design, while providing for maximum flexibility.

(3) Provide design standards that are intended to require maximum attention to proper site design including the location and design of structures, parking areas, environmentally sensitive areas, vehicular and pedestrian circulation facilities, storm water management facilities, landscaping, etc.

(4) Encourage business, office and light industrial development which will provide an economic base and high quality jobs for Amity Township.

(5) Provide for business, office and light industrial development uses that will have minimum impact on the environment and adjacent residential uses.

(b) Uses Permitted by Right. The following, as a single principal use or as uses in combination and their accessory uses shall be permitted by right in the Planned Business/Office /Industrial District, provided that the use, type, dimensional and all other applicable requirements of this Ordinance have been satisfied:

(1) Business, professional or governmental offices.

(2) Light metal manufacturing processes, including metal finishing, grinding, polishing and heat treatment, metal stamping and extrusion of small products, the assembly, manufacture, repair and/or servicing of small electrical and/or electronic appliances, equipment and supplies, and the manufacture of light machinery such as business and office machines.

(3) Light manufacture of paper and wood products, ceramic products and plastic and/or rubber products.

(4) Light manufacture, compounding, assembly, processing, packaging and bottling of food products and beverages, cosmetics, pharmaceuticals, medicine and personal care products (excluding cleaning solutions), and products from previously prepared materials (excluding dyeing, chemical treatment, chemical preservation or concrete or asphalt product manufacturing).

(5) Printing, binding and publishing facilities.

(6) Laboratory for scientific or industrial research, testing, experimentation and/or development.

(7) Hotel and/or conference center.

(8) Health club containing amenities such as a swimming pool, spa, indoor track, exercise equipment and sports courts.

(9) Adult daycare and child daycare.

(10) Fire station and emergency medical services facility.

(11) Public uses, structures or buildings owned and operated by Amity Township, not including sanitary landfills, recycling facilities and trash transfer stations.

(12) Restaurants and similar types of eating establishments.

(13) 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.

(14) Business services such as copying, office equipment sales/service and printing.

(15) Warehouse and distribution facilities so long as the same are operated in conjunction with another use permitted by right within this Section and operating within the PBOI District. Truck terminal and fuel distribution are not permitted.

(16) Dry cleaning, laundry and clothes pressing plants.

(c) Uses Permitted by Conditional Use. The following are permitted in the Planned Business/Office/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) Heliport. Subject to Section 908 of this Chapter so long as the same are operated in conjunction with another use permitted by right in this Section and operating within the PBOI District. The heliport itself shall be subject to all area, yard and height regulations set forth in this Section and all other provisions of the Amity Township Zoning Ordinance and Subdivision and Land Development Ordinance.

(2) Interior service and convenience uses including, but not limited to, restaurant, specialized retail sales, barber/beauty shop, photo copy service, pharmacy and optician. All interior

service and convenience uses shall not occupy more than a total of 20% of the total floor area of the building in which they are located.

(3) Complete Truck Fleet Management, including leasing, financing, and maintenance, and operations management consulting.

(d) Area, Yard and Height Regulations. Each of the following minimum and maximum requirements shall apply to each tract of land developed in the Planned Business/Office/Industrial District, except as specifically provided for in this Chapter.

Minimum Regulations

Construction Site Area	40 acres
Construction Site Contiguous Lot Width	200 feet
Building Setbacks	
Perimeter of PBOI Zoning District, including existing streets	100 feet
Existing Residential Use	100 feet
Improvement Setback	
Perimeter of PBOI District, including existing streets	75 feet
Existing Residential Use	75 feet
Buffer Yard	
Perimeter of PBOI District, including existing streets	25 feet
Existing Residential Use	25 feet
Landscaped Area of Construction Site	20 percent

Maximum Regulations

Building Height	75 feet
Impervious Area of Construction Site	80 percent

(e) General Development Regulation. In addition to the other regulations of this District, the following requirements shall apply to developments within the Planned Business/Office/Industrial District.

(1) The development shall be consistent with the purpose of this chapter and shall not adversely affect the health, safety, morals, and general welfare of the Township.

(2) The development shall consist of a harmonious selection of uses and groupings of building, service, and parking areas, circulation, and open spaces, planned, and designed as an integrated unit in such manner as to constitute a safe, efficient, and convenient development.

(3) Provision shall be made for safe and efficient ingress and egress to and from existing public streets servicing the development and to internal streets without undue congestion to or interference with normal traffic flow.

(4) All utility lines servicing the development shall be placed underground.

(5) All buildings shall be served by a public sanitary disposal system and public water supply.

(6) The development shall, wherever possible, preserve or incorporate natural features such as woods, streams and open space areas which add to the overall cohesive development of the Planned Business/Office/Industrial District and the overall Township development. An overall landscaping plan for the construction site shall be submitted as part of the master plan.

(7) The development shall contain a pedestrian circulation system subject to approval by the Board of Supervisors.

(8) The development shall include provisions for open space and outdoor recreation facilities for employees subject to approval by the Board of Supervisors.

(9) Loading areas shall not front on a Township or State road existing at the time of adoption of this Ordinance. Loading areas shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.

(f) Standards for Approval.

(1) A master plan for a construction site of 40 acres minimum must be submitted to the Township prior to the submission of a preliminary subdivision or land development plan.

At a minimum, the master plan shall depict the proposed development of the entire tract including: internal lot lines (if applicable), building locations, proposed uses, parking areas, pedestrian and traffic circulation system, open space areas, landscaping and areas for stormwater management. The master plan shall be reviewed in accordance with the requirements for Sketch Plan Application and Review listed in Section 303 of the Subdivision and Land Development Ordinance. Projected phasing shall be provided as part of the master plan and shall be a general outline of the proposed timeline for development of the entire tract. After a master plan has been granted approval by the Board of Supervisors, the master plan can be amended by the applicant without further review or approval by the Township Planning Commission unless requested by the Board of Supervisors.

(2) Individual lots within a tract master plan are not required to conform with the area, lot width, landscaped area or impervious area requirements listed in Section 408(d) of this Chapter provided that such requirements are met by the master plan for the entire tract.

(3) After a subdivision or land development plan has been granted final approval by the Board of Supervisors, the final plan can be amended by the applicant without further review or approval by the Township Planning Commission unless requested by the Board of Supervisors.

(g) Submission of Applicable Restrictions and Documents. All subdivision and land development plans shall be accompanied by copies of restrictive covenants, lot owner's association documents and other relevant documents, which shall include:

(1) Provisions for ownership and maintenance of all common and undedicated areas.

(2) Covenants, deed restrictions, easements, rights-of-way

or other restrictions to be imposed upon the use of land and/or buildings.

(3) Methods to assure compliance of all lots and buildings and uses with all requirements of the applicable zoning district, Township ordinances, approved subdivision and land development plans and approved architectural plans.

(h) 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 Planned Business/Office/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, guidelines and specifications concerning land development before recommending a decision to the Board of Supervisors.

(i) Supplementary Regulations. All Sections under Part 9 of this Chapter and Section 521 of the SALDO shall apply as supplementary guidelines and specifications for the PBOI District.

(Ordinance 269, December 10, 2010, Section 4)