

PART 4
DISTRICT REGULATIONS

§ 27-401. R Residential District. [Ord. 1985-3, 6/12/1985, 400; as amended by Ord. 1999-1, 6/14/1999; by Ord. 2007-2, 5/22/2007; and by Ord. 2011-1, 2/14/2011]

1. Purpose. To design a district that would permit a logical residential transition from the Borough to the Township. To protect to the greatest extent possible the existing character of the Township and to permit further development that would enhance the environment of the district and provide for the health, safety and welfare of the citizens in a residential environment.
2. Permitted Uses and Structures.
 - A. One-family detached dwellings.
 - B. Two-family dwellings.
 - C. Conversion apartments not to exceed three families per structure.
 - D. Planned residential development. (See § 27-515.)
3. Permitted Nonresidential Uses and Structures.
 - A. Churches and similar places of worship, parish house, convent.
 - B. Public and private schools and institutions of higher education to include dormitory facilities.
 - C. Public parks, public playgrounds, municipal recreation areas.
 - D. Municipal buildings, public libraries, museums and radio stations.
 - E. Philanthropic institutions, hospitals, YMCA and YWCA.
 - F. Home occupation (see, Part 1). And further, provided that no more than one employee other than the residents of the dwelling shall be permitted. Home occupation is deemed to include; professional office of attorneys, architects, landscape architects, engineers, accountants, physicians, dentists, realtors, insurance agents, municipal officials, barber, beautician and other personal service shops. Off-street parking and service area shall be required subject to the approval of the Zoning Hearing Board. Signs identifying home occupation, see § 27-517A(1)(i).
 - G. Agricultural uses in accordance with § 27-501.

4. Permitted Accessory Uses and Structures.
 - A. Private garages and carports when supplementary and incidental to a permitted use.
 - B. Private swimming pool.
5. Conditional Uses When Approved as a Special Exception by the Zoning Hearing Board.
 - A. Radio transmission towers and antennae, public utility structures, municipal structures and structures used for or in conjunction with municipal recreation programs.
 - B. Neighborhood commercial facilities necessary to the everyday convenience of the residents to include, but not necessarily be limited to, offices and studios, banks, drugstores and grocery stores.
 - C. Restaurants offering food or beverage excluding any type that offers in-car, drive-in or service outside of the building.
 - D. Personal service facilities other than home occupations, such as barber, beauty shop, shoe repair and a dry cleaning pickup station.
 - E. Conversion apartments to houses more than three families; multiple family dwellings. Townhouses, not to exceed six units per structure.
 - F. Mobile homes as a permanent independent dwelling unit. See § 27-512.
6. Prohibited Uses and Structures. As provided herein, a building may not be erected, altered or used for any trade, industry, business or purpose that is noxious or injurious by reason of odor, dust, smoke, gas, vibration, illumination or noise or otherwise creates a nuisance or hazard to public health, safety or welfare. The uses prohibited as a trade or business are as follows:
 - A. The incineration, reduction or storage of offal, animals, fish or similar objectionable refuse.
 - B. The tanning or storage of rawhides or skins and fat rendering.
 - C. The manufacture of gunpowder, fireworks or other explosives, excepting as may be a by-product of other manufacturing operations, in which event all regulations of the Middle Department of the Fire Underwriters shall apply.
 - D. Abattoir and stockyards.
 - E. Dumps or dumping of any kind.

7. Lot Requirements.

A. Area.

- (1) With public water and sewer:
 - (a) One-family detached dwelling — minimum 9,000 square feet.
 - (b) Two-family dwelling — minimum 5,500 square feet per family.
 - (c) Townhouses: 2,400 square feet per family.
 - (d) Multiple-family dwelling — a minimum lot area of 7,500 square feet plus 2,000 square feet for each family in excess of two, but not to exceed a density of 20 families per acre.
- (2) With public sewer, but no public water available, and further subject to all rules and regulations of the Township and the Pennsylvania Department of Environmental Protection, the minimum lot size shall be four acres.
- (3) With no public sewer or water available, the minimum lot size shall be four acres.

B. Width.

- (1) With lot area not exceeding 10,000 square feet, a minimum width of 75 feet. Townhouses, not less than 20 feet.
- (2) With lot areas over 10,000 square feet, but not exceeding 20,000 square feet, a minimum width of 80 feet.
- (3) For lot areas over 20,000 square feet, a minimum width of 100 feet.

8. Minimum Yard Requirements.

- A. Front yard: 25 feet or 50 feet from the center line of a public right-of-way whichever is the greater.
- B. Rear yard: 10 feet.
- C. Side yard: two yards will be required neither of which shall be less than 10 feet in width.

9. Lot Coverage. Maximum lot coverage for all buildings: 30%.

10. Height. Maximum height of one-family detached and two-family structures: three stories or 35 feet. See § 27-508.
11. Off-Street Parking and Loading. For off-street parking and off-street loading, see "Supplementary Regulations," §§ 27-509, 27-514 and 27-526.
12. Signs. See "Supplementary Regulations," § 27-517.

§ 27-402. RC Residential Conservation District. (See also § 406.) [Ord. 1985-3, 6/12/1985, 401; as amended by Ord. 1999-1, 6/14/1999; and by Ord. 2007-2, 5/22/2007]

1. Purpose. The purpose of this district is to identify the land areas within the Township upon which development should be discouraged by reason of excessive slope, the need for preservation of stream beds and channels, and to provide for the preservation of open space necessary to the health and welfare of the citizens.
2. Permitted Uses and Structures.
 - A. One-family detached dwellings.
 - B. Lodges, vacation homes, camps and camping areas.
 - C. Recreation vehicles and recreation vehicle parks. (See § 27-516.)
 - D. Mobile homes as a permanent dwelling unit. (See § 27-512.)
3. Permitted Nonresidential Uses and Structures.
 - A. Municipal buildings and uses and fairgrounds.
 - B. Radio, television transmission and receiving towers and facilities.
 - C. Electric, telephone and other public utility transmission and distributor facilities including, substations, water pumping stations and sewage treatment facilities.
 - D. Public and private parks and recreation facilities; vehicle race tracks.
 - E. Preservation of natural amenities; protection of forest products, forest industries and agricultural activities.
 - F. Shopping centers and large commercial enterprise adjacent to major thoroughfares when evidence is presented to the Planning Commission that floods, landslides or other natural phenomenon will not cause undue physical damage or endanger the safety and welfare of the citizens; and furthermore, that the U.S. Corps of Engineers, Department of Environmental Protection and Soil Conservation approves the location and elevation of the proposed structure.

4. Permitted Accessory Uses and Structures.
 - A. Private garages and carports when supplementary and incidental to a permitted use.
 - B. Private swimming pool.
 - C. Shelters necessary to house utility pumps, transformers and regulating valves.
 - D. Shelters and storage facilities in park areas.
5. Conditional Uses When Approved as a Special Exception by the Zoning Hearing Board. Natural production uses, mines and quarries. (See § 27-513.)
6. Prohibited Uses and Structures. As provided herein, a building may not be erected, altered or used for and trade, industry, business or purpose that is noxious or injurious by reason of odor, dust, smoke, gas, vibration, illumination or noise; or otherwise creates a nuisance or hazard to public health, safety or welfare. The uses prohibited as a trade or business are as follows:
 - A. The incineration, reduction or storage of offal, animals, fish or similar objectionable refuse.
 - B. The tanning or storage of rawhides or skins and fat rendering.
 - C. The manufacture of gunpowder, fireworks or other explosives, excepting as may be a by-product of other manufacturing operations, in which event all regulations of the Middle Department of the Fire Underwriters shall apply.
 - D. Abattoir and stockyards.
 - E. Dumps or dumping of any kind.
 - F. Industrial uses.
7. Lot Requirements.
 - A. Area.
 - (1) One-family detached dwelling: 40,000 square feet.
 - (2) All other uses — no minimum, however a sufficient lot area must be available to provide for the use and to meet all Township and State requirements for health and welfare of the citizens and for environmental preservation.
 - (3) Notwithstanding all other regulations, any lot which does not have public sewer available shall be a minimum of two acres.

- B. Width.
 - (1) One-family detached dwelling — not less than 150 feet.
 - (2) All other uses — no minimum.
- 8. Minimum Yard Requirements.
 - A. Front yard: 30 feet.
 - B. Rear yard: 30 feet.
 - C. Side yard: 12 feet.
 - D. For recreation facilities the yard requirements will apply to structure location only.
- 9. Lot Coverage.
 - A. Maximum lot coverage for all structures: 15%.
 - B. At least 50% of the lot must be wooded or permanently planted with trees and shrubs.
 - C. Structures shall not be within 50 feet of a stream edge or on a space subject to flooding. (See also § 27-406.)
- 10. Height. No limit.
- 11. Off-Street Parking and Loading. For off-street parking and off-street loading, see "Supplementary Regulations," §§ 27-509, 27-514 and 27-526.
- 12. Signs. See "Supplementary Regulations," § 517.

§ 27-403. V Village District. [Ord. 1985-3, 6/12/1985, § 402; as amended by Ord. 1997-8, 11/10/1997, § 1; by Ord. 1999-1, 6/14/1999; and by Ord. 2007-2, 5/22/2007]

- 1. Purpose. The purpose of this Part is to provide for the continued development of the existing commercial, residential and public uses in the district; to provide for the public health and safety and to exclude those uses which would not be compatible with the existing development; to provide for the public convenience and avoid undue congestion on the streets or roads.
- 2. Permitted Uses and Structures.
 - A. Residential uses, single and two-family, multifamily and apartment or residential in combination with commercial uses. However, no mobile homes may be erected within the Village District.

- B. Stores and shops for retail business such as restaurants, food, drug, clothing, hardware, variety, antique shops; personal service shops, such as barber, beauty, shoe or similar retail; provided, such shops are conducted entirely within a building.
 - C. Offices to include governmental offices. Banks and financial institutions.
 - D. Municipal building or use, theaters, radio and television studios.
 - E. Billiards and pool parlors, bowling alley, skating rink and similar recreational uses.
 - F. Churches or similar places of worship including parish houses or convents.
 - G. Public utilities and facilities, libraries, post offices and similar public services.
 - H. Signs as provided for hereinafter.
 - I. Mortuary and undertaking establishments.
 - J. Clubs, lodges and fraternal organizations. When restricted to those not conducted primarily for gain, although a dining room may be operated for the benefit of club members, provided that no sign advertising the sale of food or beverages will be permitted. Buildings or structures hereafter converted or erected for such use are subject to all applicable regulations and those listed under § 27-401.8 through 27-401.12 hereof.
3. Permitted Accessory Uses and Structures.
- A. Garage and carport where supplementary and incidental to a permitted use.
 - B. Loading and unloading facilities.
 - C. Off-street parking facilities.
4. Conditional Uses. Permitted when authorized as a special exception by the Zoning Hearing Board.
- A. Automotive service stations. (See § 27-507.)
5. Prohibited Uses and Structures. As provided herein, a building may not be erected, altered or used for any trade, industry, business or purpose that is noxious or injurious by reason of odor, dust, smoke, gas, vibration, illumination or noise; or otherwise creates a nuisance or hazard to public health, safety or welfare. The uses prohibited as a trade or business are as follows:

- A. The incineration, reduction or storage of offal, animals, fish or similar objectionable refuse.
 - B. The tanning or storage of rawhides or skins and fat rendering.
 - C. The manufacturing of gunpowder, fireworks or other explosives, excepting as may be a by-product of other manufacturing operations, in which event all regulations of the Middle Department of the Fire Underwriters shall apply.
 - D. Abattoir and stockyards.
 - E. Dumps or dumping of any kind.
 - F. Industrial uses.
 - G. Additionally, no mobile homes may be erected in the Village District.
6. Minimum Lot Requirements.
- A. All existing lots are considered legal lots.
 - B. No existing lot can be reduced to an area less than 6,000 square feet.
 - C. No lot can hereafter be created less than 6,000 square feet in area; provided, however, any lot hereafter created without public sewer available to the lot shall be a minimum of two acres.
7. Minimum Yard Requirements. (See also § 27-510.)
- A. Each lot shall have front, side and rear yards of not less than the depth of widths following:
 - (1) Front yard: 15 feet.
 - (a) Accessory buildings shall not be permitted in this front yard.
 - (2) Side yards — the minimum side yard created hereafter shall be not less than six feet and the total width of the two required side yards shall be not less than 15 feet.
 - (a) Accessory buildings shall not be permitted in these side yards.
 - (3) Rear yard: 25 feet. When the rear yard area abuts a public street or alley, the twenty-five-foot requirement may be lessened when approved by the Planning Commission, but never to a width less than 10 feet. A rear yard reduction may be authorized only when the Commission makes the finding that

no jeopardy shall be created or shall result to adjoining properties from such action.

- B. Yard requirements shall be subject to all rules and regulations of the Pennsylvania Department of Environmental Protection with respect to size in reference to sewer and water service.
- 8. Coverage. Lot coverage including main and accessory buildings shall not exceed 40% of the lot.
- 9. Height. No building shall be erected to a height in excess of 35 feet.
- 10. Off-Street Parking and Loading. For off-street parking and off-street loading, see "Supplementary Regulations," §§ 27-509, 27-514 and 27-526.
- 11. Signs. See "Supplementary Regulations," § 27-517.

§ 27-404. CH Commercial Highway District. [Ord. 1985-3, 6/12/1985, § 403; as amended by Ord. 1999-1, 6/14/1999; and by Ord. 2007-2, 5/22/2007]

- 1. Purpose. The purpose for this district is to provide necessary transient commercial facilities along highways in such a manner as to protect the highway for its primary purpose of moving traffic; to minimize danger from traffic congestion to provide safe and easy access to commercial facilities through the use of marginal access roads and to provide for the expansion of the economic base of the Township.
- 2. Permitted Uses and Structures.
 - A. Automobile service stations, hotels, motels, restaurants, drive-in restaurants, super markets, theaters and drug stores.
 - B. Retail shopping center, subject to the approval of the Township Supervisors, provided that a plan is presented that clearly delineates the structure area, parking area not less than 3:1 ratio to structure area, an acceptable plan for ingress and egress that would minimize interference with moving traffic on the highway; areas for buffer yards or other screening for adjacent land; and other regulations that would be deemed necessary to the health, safety and welfare of the citizens.
 - C. Other uses similar in character to those enumerated above.
- 3. Permitted Noncommercial Uses and Structures.
 - A. Residential uses only when accessory and incidental to the proper functioning of a permitted use.
 - B. Municipal buildings and uses; clubs and fraternal organizations.
 - C. The radio and television transmission and receiving towers.

- D. Public utility facilities.
- 4. Permitted Accessory Uses and Structures.
 - A. Garages for the storage of automobiles and equipment necessary to the maintenance and upkeep of the permitted uses.
 - B. Storage facilities for products sold or displayed in a permitted use.
 - C. Loading docks.
 - 5. Conditional Uses when Approved as a special exception by the Zoning Hearing Board, subject to such safeguards to public health, safety and welfare as deemed necessary by the Board.
 - A. Golf driving range.
 - B. Miniature golf course.
 - C. Laundromats.
 - D. Wholesale establishments.
 - E. Distribution centers.
 - 6. Prohibited Uses and Structures. As provided herein, a building may not be erected, altered or used for any trade, industry, business or purpose that is noxious or injurious by reason of odor, dust, smoke, gas, vibration, illumination or noise; or otherwise creates a nuisance or hazard to public health, safety or welfare. The uses prohibited as a trade or business are as follows:
 - A. The incineration, reduction or storage of offal, animals, fish or similar objectionable refuse.
 - B. The tanning or storage of rawhides and fat rendering.
 - C. The manufacturing of gunpowder, fireworks or other explosives, excepting as may be a by-product of other manufacturing operations, in which event all regulations of the Middle Department of the Fire Underwriters shall apply.
 - D. Abattoir and stockyards.
 - E. Dumps or dumping of any kind.
 - F. Commercial uses except as specifically permitted in this Section and except supplementary commercial activities necessary to the proper function of a permitted use.
 - G. Industrial uses.

7. Lot Requirements.
 - A. Area. Not less than 12,000 square feet; however, each lot established in this district shall be of sufficient size to provide for all the off-street services necessary to the proper functioning of the use and the district as a whole.
 - B. Width. No less than 100 feet.
 - C. Any lot without public sewer available to the lot shall be a minimum of two acres.
8. Minimum Yard Requirements.
 - A. No structure shall be erected closer than 20 feet to a highway right-of-way line.
 - B. Parking area shall not be closer than eight feet to a highway right-of-way line.
 - C. Structures within the district shall be separated by at least 15 feet, however, two or more structures may be contiguous, provided that party walls are not permitted and that adequate space shall be provided for access of firefighting equipment at intervals of not less than 400 L.F.
 - D. All yards shall be of sufficient size to provide for off-street parking services, loading and unloading and other open space requirements in respect to trees, shrubs and other vegetative material.
9. Lot Coverage.
 - A. Maximum coverage: 35%.
 - B. At least 15% of the area of the district must be planted with trees, shrubs or other vegetative materials.
10. Height: 35 feet.
11. Off-Street Parking and Loading. For off-street parking and off-street loading, see "Supplementary Regulations," §§ 27-509, 27-514 and 27-526.
12. Signs. See "Supplementary Regulations," § 27-517.

§ 27-405. I Industrial District. [Ord. 1985-3, 6/12/1985, § 404; as amended by Ord. 2007-2, 5/22/2007]

1. Purpose. To provide for expansion and perpetuation of existing industry; to encourage new industrial enterprise; to establish safeguards to protect adjacent uses; and to minimize air, land and water pollution.

2. Permitted Uses and Structures. All industrial uses and structures not otherwise prohibited herein or by other laws.
3. Industrially-Related Permitted Uses. None.
4. Permitted Accessory Uses and Structures.
 - A. Loading and unloading docks and platforms.
 - B. Storage structures and warehouses.
 - C. Parking lots and parking structures.
 - D. Accessory uses and structures supplementary to a permitted use.
 - E. Fairgrounds and carnivals.
5. Conditional uses when authorized as a special exception by the Zoning Hearing Board.
 - A. A guard or grounds-keeper dwelling.
 - B. A prohibited use when sufficient safeguards and controls are required to eliminate hazards and nuisances, to the satisfaction of the Zoning Hearing Board and the Township Supervisors.
6. Prohibited Uses and Structures.
 - A. A lot and/or structure shall not be used for any industrial or other purpose that is or may be noxious or injurious by reason of odor, dust, smoke, gas, vibration, illumination or noise; or otherwise creates a nuisance or hazard to public health, safety or welfare.
 - B. The incineration, reduction or storage of offal, animals, fish or similar objectionable refuse.
 - C. The tanning or storage of rawhides and fat rendering.
 - D. The manufacturing of gunpowder, fireworks or other explosives, excepting as may be a by-product of other manufacturing operations, in which event all regulations of the Middle Department of the Fire Underwriters shall apply.
 - E. Abattoir and stockyards.
 - F. Dumps or dumping of any kind.
7. Lot Requirements.
 - A. Area. None.

- B. Width. None.
 - C. Notwithstanding Subsections A and B, above, a lot area and width sufficient to house proposed expansion and/or new installation shall be required; and, further provided, that the lot for a new industrial enterprise shall be of a size to permit a 100% expansion of the initial physical improvements. A finding to this effect shall be made by the Zoning Hearing Board and recorded in the records of said the Zoning Hearing Board.
 - D. Notwithstanding the above provisions regarding lot requirements, no lot without public sewer available to the lot shall be less than two acres.
8. Minimum Yard Requirements.
- A. None. (See "Supplementary Regulations," § 27-525.)
 - B. A setback of at least 10 feet shall be required from any street or road right-of-way line.
9. Lot Coverage. No minimum; however, the unoccupied space must be sufficient to provide for all open space, buffer yards, parking, loading and other outdoor services.
10. Height. No maximum.
11. Off-Street Parking and Loading. For off-street parking and off-street loading, see "Supplementary Regulations," §§ 27-509, 27-514 and 27-526.
12. Signs. See "Supplementary Regulations," § 27-517.

§ 27-406. PBC Planned Business Center District. [Ord. 1985-3, 6/12/1985, § 405; as amended by Ord. 1997-7, 10/13/1997, § 1; and by Ord. 2007-2, 5/22/2007]

- 1. Purpose. The purpose of this district is to provide for the orderly and integrated development of a campus-like professional office park consisting of a variety of office facilities and uses for local residents as well as the general public. Only those uses compatible with this purpose will be permitted in the Planned Business Center District.
- 2. Permitted Uses and Structures.
 - A. Adult day care centers and day care centers.
 - B. Banks and similar financial institutions.
 - C. Business services.

- D. Educational institutions and vocational schools.
 - E. Health services.
 - F. Light industrial uses.
 - G. Parking garages/decks and lots, accessory to other permitted uses.
 - H. Professional and business offices.
 - I. Wholesale establishments.
 - J. Warehousing establishments.
 - K. Public parks and recreation areas.
 - L. Public utility installations, including telecommunications exchanges.
 - M. Uses, buildings and structures customarily accessory and incidental to any permitted uses including, but not limited to, recreational areas.
3. Uses by Special Exception. The following uses are permitted as a special exception when authorized by the Zoning Hearing Board. In granting any special exception, the Board may attach certain conditions to its approval which, in addition to the requirements listed within this Chapter, it feels are necessary requirements in order to preserve and protect the character of the district in which the proposed use would locate.
- A. Fitness centers.
 - B. Restaurants.
 - C. Retail sales and services, provided that such retail uses shall be compatible with and incidental to other permitted uses, and shall not include, supermarkets, motor vehicles service stations or garages, motor vehicle sales areas or buildings, or adult establishments; and, further provided, that no such establishment shall exceed 5,000 square feet in gross floor area.
 - D. Automobile service station and retail sales, provided that no facilities are used or designed to be used for polishing, greasing, washing, dry cleaning or otherwise cleaning or servicing such automobiles, provided further that the retail sales building shall not exceed 8,000 square feet in gross floor area. **[Added 11/14/2012 by Ord. 2012-2 , 11/14/2012]**
4. Area and Bulk Regulations for Principal Buildings and Permitted Uses.
- A. Maximum building height: 50 feet, provided that if the lot is adjacent to a residential district, the minimum yard dimensions along the side

contiguous with the residential district shall be increased by one foot for every foot of building height over 45 feet.

B. Minimum Lot Requirements for Permitted Uses, excluding Public Utility Installations, Public Parks and Public Recreation Areas.

- (1) Sewer and Water. Both public sewer and public water service shall be utilized if available to the site. If not available, on-lot and/or community systems, approved by the appropriate agencies, shall be required.
- (2) Minimum Lot Area, Width and Depth. None, except as based upon required minimum yard dimensions, minimum open area, minimum off-street parking requirements and other applicable standards contained within this Chapter. Notwithstanding any of the above, no lot without public sewer available shall be less than two acres in size.
- (3) Minimum Yard Dimensions.
 - (a) Front yard: 25 feet.
 - (b) Side Yard. Each side: 10 feet, provided that if the lot is adjacent to a residential district, the side yard shall be 75 feet along the side contiguous with the residential district.
 - 1) No minimum side yard shall be required on either side of the common boundary of two or more separate, adjoining lots on which two or more buildings are adjoined side by side if: (a) the buildings are connected areas, and (b) the use of such passageways, corridors or common areas is provided by cross easements for the benefit of the owners of all such buildings or structures and their respective employees, clients and/or visitors.
 - 2) In order to reduce the continuous appearance of the adjoining buildings or structures, each of the adjoining and connected buildings on the lots not subject to the specified minimum side yard dimensions shall have a visual break in the building facade at minimum distances of each 100 feet. Such visual breaks may consist of projections from the building, angles of deflection of the building's center line or variations in the color or texture of the facade.

- (c) Rear yard: 25 feet, provided that if the lot is adjacent to a residential district, the rear yard shall be 75 feet along the side contiguous with the residential district.
 - 1) No minimum rear yard shall be required on the common boundary of two or more separate, adjoining to the rear if: (a) the buildings are connected by passageways, corridors or common areas, and (b) the use of such passageways, corridors or common areas is provided by cross easements for the benefit of the owners of all such buildings or structures and their respective employees, clients and/or visitors.
 - (d) Interior Yards. Open space between separate principal buildings on the same lot.
 - 1) When front to front, rear to rear or front to rear parallel buildings shall have 50 feet between faces of the building. If the front or rear faces are obliquely aligned, the above distance may be decreased by as much as 10 feet at one end if increased by similar or greater distance at the other end.
 - 2) An interior yard of 50 feet is required between end walls of buildings. If the buildings are at right angles to each other, the distance between the corners of the end walls of the building may be reduced to a minimum of 25 feet.
 - 3) An interior yard of 50 feet is required between end walls and front or rear faces of buildings.
 - (e) Buffer area: 10 feet, provided that should off-street parking areas be shared between lot occupants and cross lot lines, no buffer area shall be required at such contiguous lot lines. If the lot is adjacent to a residential district, the buffer area shall be 40 feet along the side contiguous with the residential district.
- (4) Minimum open area: 20%.
- C. Minimum Lot Requirements for Public Utility Installations.
- (1) Minimum Lot Area Width and Depth. None, except as based upon required minimum yard dimensions, minimum open area, minimum off-street parking requirements and other applicable standards contained within this Chapter.

- (2) **Minimum Yard Dimensions.** To be measured from ground facilities or security fences, not including poles or transmission towers, whichever is closer to property line.
 - (a) Front yard: 25 feet.
 - (b) Side yard. Each side: 10 feet.
 - (c) Rear yard: 10 feet.
 - (3) **Minimum Open Area.** None.
 - D. **Minimum Lot Requirements for Public Parks and Public Recreation Areas.**
 - (1) **Minimum Lot Area, Width and Depth.**
 - (a) **Active Recreational Areas.** None; except as based upon required minimum yard dimensions, minimum open area, minimum off-street parking requirements and other applicable standards contained within this Chapter.
 - (b) **Passive Recreational Areas.** None.
 - (2) **Minimum Yard Dimensions.**
 - (a) **Active Recreational Areas.**
 - 1) Front yard: 25 feet.
 - 2) Side yard. Each side: 20 feet.
 - 3) Rear yard: 35 feet.
 - (b) **Passive Recreational Areas.** None.
 - (3) **Minimum Open Area.** None.
5. **Area and Bulk Regulations for Principal Buildings and Special Exceptions.**
 - A. **Maximum Building Height:** 50 feet, provided that the lot is adjacent to a residential district, the minimum yard dimensions along the side contiguous with the residential district shall be increased by one foot for every foot of building height over 45 feet.
 - B. **Minimum Lot Requirements.**
 - (1) **All Uses Permitted By Special Exception.**

- (a) Sewer and Water. Both public sewer and public water service shall be utilized if available to the site. If not available, on-lot and/or community systems, approved by the appropriate agencies, shall be required.
- (b) Minimum Lot Area, Depth and Width. None, except as based upon required minimum yard dimensions, minimum open area, minimum off-street parking requirements and other applicable standards contained within this Chapter. Notwithstanding any other provision, no lot without public sewer available to the lot shall be less than two acres in size.
- (c) Minimum Yard Dimensions.
 - 1) Front yard: 25 feet; provided, however, that if the lot is adjacent to a residential district, the front yard shall be 75 feet along the yard contiguous with the residential district.
 - 2) Side Yard. Each side: 10 feet, provided that the lot is adjacent to a residential district, the side yard shall be 75 feet along the side contiguous with the residential district.
 - a) No minimum side yard shall be required on either side of the common boundary of two or more separate, adjoining lots on which two or more buildings are adjoined side by side if: one the buildings are connected by passageways, corridors or common areas, and two the use of such passageways, corridors or common areas is provided by cross easements for the benefit of the owners of all such buildings or structures and their respective employees, clients and/or visitors.
 - b) In order to reduce the continuous appearance of the adjoining buildings or structures, each of the adjoining and connected buildings on the lots not subject to the specified minimum side yard dimensions shall have a visual break in the building facade at minimum distances of each 100 feet. Such visual breaks may consist of projections from the building, angles of deflection of the building's center

line, or variations in the color or texture of the facade.

- 3) Rear yard: 25 feet, provided that the lot is adjacent to a residential district, the rear yard shall be 75 feet along the side contiguous with the residential district.
 - a) No minimum rear yard shall be required on the common boundary of two or more separate, adjoining lots on which two or more buildings are adjoined to the rear of: one the buildings are connected by passageways, corridors or common areas, and two the use of such passageways, corridors or common areas is provided by cross easements for the benefit of the owners of all such buildings or structures and their respective employees, clients and/or visitors.
- 4) Interior Yards. Open space between separate principal buildings on the same lot.
 - a) When front to front, rear to rear or front to rear, parallel buildings shall have 50 feet between faces of the building. If the front or rear faces are obliquely aligned, the above distance may be decreased by as much as 10 feet at one end if increased by similar or greater distance at the other end.
 - b) An interior yard of 50 feet is required between end walls of buildings. If the buildings are at right angles to each other, the distance between the corners of the end walls of the building may be reduced to a minimum of 25 feet.
 - c) An interior yard of 50 feet is required between end walls and front or rear faces of buildings.
- 5) Buffer Area. All sides: 10 feet, provided that should off-street parking areas be shared between lot occupants and cross lot lines, no buffer area shall be required at such contiguous lot lines. If the lot is adjacent to a residential district, the

buffer area shall be 40 feet along the side contiguous with the residential district.

- (d) Minimum open area: 20%.

6. Site Design Standards.

A. Parking Requirements. In addition to off-street parking requirements contained within § 27-514 herein, the following provisions shall apply:

- (1) All or part of the off-street parking spaces required within the Planned Business Center or Regional Commercial Center Districts for two or more uses may be provided in common parking garages/decks or parking lots, provided that:
 - (a) The number of spaces is not less than the sum of the spaces required for each use individually.
 - (b) The parking garages/decks or parking lots are located on a separate lot or lots within 600 feet walking distance from the use for which the parking is required.
 - (c) The separate lot must be located within the respective district.
- (2) Cross-access easements for adjacent lots with interconnecting parking areas shall be required in a format suitable to the Township.
- (3) Common shared parking areas are preferred and encouraged. Two or more uses may provide for required parking in a common parking lot, if the total space provided is not less than the sum of the spaces required for each use individually. The number of spaces required in a common parking facility may be reduced below this total only as a special exception, if it can be demonstrated to the Zoning Hearing Board that the hours or days of peak parking needed for the uses are so different that a lower total will adequately provide for all uses served by the facility.
- (4) For parking lots adjacent to residential uses, the parking lot layout, landscaping, buffering and screening shall prevent direct views of parked vehicles from streets and shall be surrounded by a minimum four-foot-high screening. Such screening shall be a decorative wall, earthen berm or landscaping approved by the Township. **[Amended 11/14/2012 by Ord. 2012-2 , 11/14/2012]**
- (5) The interior of a parking lot over 10 parking spaces in size shall be landscaped to provide shade and visual relief. Choice of

plant materials, buffer width, type of screening, location and frequency of tree planting shall be flexible. Parking lots containing 10 or more parking spaces shall be planted with a minimum of one tree for every eight parking spaces. Each tree shall be surrounded by a planting island consisting of no less than 50 square feet of permeable and unpaved surface. Plantings may be placed individually or collectively. Planting islands shall be bounded by a concrete curb having a minimum height of six inches. All plantings shall be properly maintained with dead plantings replaced in spring and fall planting seasons as needed.

- (6) Parking lot layout shall take into consideration pedestrian circulation and provide crosswalks interconnected into the pedestrian circulation system. In parking lots over 10 parking spaces, separate pedestrian walkways shall be provided to allow safe movement within the lots. Such walkways shall provide safe access from buildings to parking areas, adjacent properties and sidewalks. These walkways shall be generally oriented perpendicular to and between parking bays. The following guidelines apply to the development of walkways:
 - (a) One walkway can serve as a collector for up to four bays of parked cars.
 - (b) The walkways shall be a minimum of four feet wide, allowing an additional 30 inches on each side for overhanging of automobiles.
 - (c) All walkways shall be raised to a standard sidewalk height and shall be constructed of different paving material than the parking lot.
 - (d) The walkways shall be integrated with existing sidewalks and paths.

B. Pedestrian Access.

- (1) Sidewalks and Paths.
 - (a) A sidewalk system shall be provided throughout the development adjacent to and interconnecting all businesses. Sidewalks shall promote pedestrian activity throughout the development, as well as neighboring developments, and may include gathering/sitting areas with benches, landscaping and other street furniture as appropriate.

- (b) Sidewalks shall be design to be four feet wide with six feet between curb and sidewalk and shall be constructed in accordance with Township specifications. Ramps for the physically challenged shall be provided at intersections and cross walks.
- (c) Walking and biking paths linking businesses and neighboring residential areas shall be provided where possible. Such paths shall be a minimum of six feet wide and may use asphalt paving.

C. Screening and Landscaping.

- (1) When required, loading docks, solid waste facilities, recycling facilities and other service areas shall be placed to the rear or side of buildings, in less visually obtrusive locations.
- (2) Screening and landscaping shall prevent direct views of such facilities, and associated loading areas and driveways, from adjacent properties or from the public right-of-way. Such screening shall be a minimum of four feet in height.
- (3) Lighting and signage shall be unobtrusive to residential areas located within the Planned Business Center and Regional Commercial Center Districts.

D. Signage. Subject to the other provisions of § 27-517, the following types of permanent signs are permitted in the Planned Business Center and Regional Commercial Center District. All signs permitted under this subsection shall be considered structures and shall require a building permit.

- (1) Business identification signs as listed in § 27-517G.
- (2) Freestanding Signs. The total surface area of any freestanding sign shall not exceed 80 square feet. The overall height shall not exceed 20 feet from the grade and the number shall be limited to one per property. The base of the sign shall be located at least 10 feet from any property line or right-of-way line, and in no case shall any portion of the sign project closer than six feet from any property line or right-of-way line. **[Amended 11/14/2012 by Ord. 2012-2 , 11/14/2012]**
- (3) Signs Attached to a Building. Each sign shall be placed either (a) parallel to building facade and projecting not more than 12 inches therefrom; (b) in alignment with outer facing of a covered passageway and at least eight feet above the finished floor thereof; or (c) at right angles to building facade and under covered passageway and at least eight feet above the finished

floor of such passageway. In any case, such sign shall not project above the roof line or top of parapet. The total surface area of signs on any building facade of any store or other commercial establishment or inside the building within five feet of any window shall not exceed a square foot total equal in amount to 10% of the square footage of such facade but not to exceed 300 square feet (including doors and windows).

- (4) Awning Signs. Signs on awnings may be permitted provided that the size of the letters on such awnings shall not exceed 12 inches in height and, together with other signs, shall not exceed 10% of the square feet of such facade to which the awning is attached.
- (5) Illumination. Signs shall not be illuminated when business is not open.
- (6) Where there is an established Planned Business Center or Regional Commercial Center with a minimum land area of 10 acres and containing multiple business establishments, there may be, in addition to all other signs permitted in the PBC and RC Districts, one center identification sign for each principal entrance, not exceeding two faces, neither of which shall exceed 80 square feet of surface area.

E. Placement of Utilities. All utility lines shall be placed underground.

§ 27-407. RC Regional Commercial District. [Ord. 1985-3, 6/12/1985, § 406; as amended by Ord. 1997-7, 10/13/1997, § 1]

1. Purpose. The purpose of this District is to provide for the orderly integrated development of regional commercial uses consisting of regional shopping centers and tourist oriented services, such as lodging and eating facilities. Warehousing and offices shall be provided for to a lesser degree.
2. Permitted Uses and Structures.
 - A. Regional shopping centers.
 - B. Community shopping centers.
 - C. Banks and similar financial institutions.
 - D. Eating establishments.
 - E. Retail establishments.
 - F. Lodging facilities and convention centers.
 - G. Public utility installations.

- H. Uses, buildings and structures customarily accessory and incidental to any permitted use including, but not limited to, recreational areas.
3. Uses by Special Exception. The following uses are permitted as a special exception when authorized by the Zoning Hearing Board. In granting any special exception, the Board may attach certain conditions to its approval which, in addition to the requirements listed within this Chapter, it feels are necessary requirements in order to preserve and protect the character of the district in which the proposed use would locate.
- A. Warehousing facilities as a principal use.
 - B. Offices as an accessory use to a permitted use or use by special exception.
4. Area and Bulk Regulations for Principal Buildings and Permitted Uses.
- A. Maximum building height: 50 feet, provided that if the lot is adjacent to a residential district, the minimum yard dimensions along the side contiguous with the residential district shall be increased by one foot for every foot of building height over 45 feet.
 - B. Minimum Lot Requirements for Permitted Uses, Excluding Public Utility Installations.
 - (1) Sewer and Water. Both public sewer and public water service shall be utilized if available to the site. If not available, on-lot and/or community systems, approved by the appropriate agencies, shall be required.
 - (2) Minimum Lot Area, Width and Depth. None, except as based upon required minimum yard dimensions, minimum open space area, minimum off-street parking requirements and other applicable standards contained within this Chapter.
 - (3) Minimum Yard Dimensions.
 - (a) Front yard: 25 feet.
 - (b) Side Yard. Each side: 10 feet, provided that if the lot is adjacent to a residential district, the side yard shall be 75 feet along the side contiguous with the residential district.
 - 1) No minimum side yard shall be required on either side of the common boundary of two or more separate, adjoining lots on which two or more buildings are adjoining side by side if; (a) the buildings are connected by a common wall, passageway, corridors or common areas, and (b)

the use of such passageways, corridors or common areas is provided by cross easements for the benefit of the owners of all such buildings or structures and their respective employees, clients and/or visitors.

- 2) In order to reduce the continuous appearance of the adjoining buildings or structures, each of the adjoining and connected buildings on the lots not subject to the specified minimum side yard dimensions shall have visual break in the building facade at minimum distances of each 100 feet. Such visual breaks may consist of projections from the building's center line or variations in the color or texture of the facade.
- (c) Rear yard: 25 feet, provided that if the lot is adjacent to a residential district, the rear yard shall be 75 feet along the side contiguous with the residential district.
- 1) No minimum rear yard shall be required on the common boundary of two or more separate, adjoining lots on which two or more buildings are adjoined to the rear if; (a) the buildings are connected by common walls, passageways, corridors or common areas, and (b) the use of such passageways, corridors or common areas is provided by cross easements for the benefit of the owners of all such buildings or structures and their respective employees, clients and/or visitors.
- (d) Interior Yards. Open space between separate principal buildings on the same lot.
- 1) When front to front, rear to rear or front to rear parallel buildings shall have 50 feet between faces of the building. If the front or rear faces are obliquely aligned, the above distance may be decreased by as much as 10 feet at one end if increased by similar or greater distance at the other end.
 - 2) An interior yard of 50 feet is required between end walls of buildings. If the buildings are at right angles to each other, the distance between the corners of the end walls of the building may be reduced to a minimum of 25 feet.

- 3) An interior yard of 50 feet is required between end walls and front or rear faces of buildings.
 - (e) Buffer Area. All sides: 10 feet, provided that should off-street parking areas be shared between lot occupants and cross lot lines, no buffer area shall be required at such contiguous lot lines. If the lot is adjacent to a residential district, the buffer area shall be 40 feet along the side contiguous with the residential district.
 - (4) Minimum open area: 20%.
- C. Minimum Lot Requirements for Public Utility Installations.
- (1) Minimum Lot Area, Width and Depth. None, except as based upon required minimum yard dimensions, minimum open area, minimum off-street parking requirements and other applicable standards contained within this Chapter.
 - (2) Minimum Yard Dimensions. To be measured from ground facilities or security fences, not including poles or transmission towers, whichever is closer to property lines.
 - (a) Front yard: 25 feet.
 - (b) Side Yard. Each side: 10 feet.
 - (c) Rear yard: 10 feet.
5. Area and Bulk Regulations for Principal Buildings and Special Exceptions.
- A. Maximum building height: 50 feet, provided that if the lot is adjacent to a residential district, the minimum yard dimensions along the side contiguous with the residential district shall be increased by one foot for every foot of building height over 45 feet.
- B. Minimum Lot Requirements.
- (1) All Uses Permitted by Special Exception.
 - (a) Sewer and Water. Both public sewer and public water service shall be utilized if available to the site. If not available, on-lot and/or community systems, approved by the appropriate agencies, shall be required.
 - (b) Minimum Lot Area, Width and Depth. None, except as based upon required minimum yard dimensions, minimum open area, minimum off-street parking requirements and other applicable standards contained within this Chapter.

- (c) Minimum Yard Dimensions.
- 1) Front yard: 25 feet; provided, however, that if the lot is adjacent to a residential district, the front yard shall be 75 feet along the yard contiguous with the residential district.
 - 2) Side Yard. Each side: 10 feet, provided that if the lot is adjacent to a residential district, the side yard shall be 75 feet along the side contiguous with the residential district.
 - a) No minimum side yard shall be required on either side of the common boundary of two or more separate, adjoining lots on which two or more buildings are adjoining side by side if; (1) the buildings are connected by a common wall, passageway, corridors or common areas, and (2) the use of such passageways, corridors or common areas is provided by cross easements for the benefit of the owners of all such buildings or structures and their respective employees, clients and/or visitors.
 - b) In order to reduce the continuous appearance of the adjoining buildings or structures, each of the adjoining and connected buildings on the lots not subject to the specified minimum side yard dimensions shall have visual break in the building facade at minimum distances of each 100 feet. Such visual breaks may consist of projections from the building's center line or variations in the color or texture of the facade.
 - 3) Rear yard: 25 feet, provided that if the lot is adjacent to a residential district, the rear yard shall be 75 feet along the side contiguous with the residential district.
 - a) No minimum rear yard shall be required on the common boundary of two or more separate, adjoining lots on which two or more buildings are adjoined to the rear if; (1) the buildings are connected by common walls, passageways, corridors or common areas, and (2) the use of such passageways,

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 - (c) The separate lot must be located within the respective district.
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- (4) Parking lot layout, landscaping, buffering and screening shall prevent direct views of parked vehicles from street and shall be surrounded by a minimum of four-foot-high screening. Such screening shall be a decorative wall, earthen berm or landscaping approved by the Township.
- (5) The interior of a parking lot over 10 parking spaces in size shall be landscaped to provide shade and visual relief. Choice of plant materials, buffer width, type of screening, location and frequency of tree planting shall be flexible. Parking lots containing 10 or more parking spaces shall be planted with a minimum of one tree for every eight parking spaces. Each tree shall be surrounded by a planting island consisting of no less than 50 square feet of preambled and unpaved surface. Plantings may be placed individually or collectively. Planting islands shall be bounded by a concrete curb having a minimum height of six inches. All plantings shall be properly maintained with dead plants replaced in spring and fall plantings seasons as needed.
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oriented perpendicular to and between parking bays. The following guidelines apply to the development of walkways:

- (a) One walkway can serve as a collector for up to four bays of parked cars.
- (b) The walkways shall be a minimum of four feet wide, allowing an additional 30 inches on each side for overhanging of automobiles.
- (c) All walkways shall be raised to a standard sidewalk height and shall be constructed of different paving material than the parking lot.
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- (2) Screening and landscaping shall prevent direct views of such facilities and associated loading areas and driveways from adjacent properties or from the public right-of-way. Such screening shall be a minimum of four feet in height.

- (3) Lighting and signage shall be unobtrusive to residential areas located within the Planned Business Center and Regional Commercial Center Districts.

Total Parking Spaces	Required Accessible Spaces
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% of total
over 1,000	20 plus 1 per 100

D. Design of accessible spaces shall be completed in accordance with the Americans with Disabilities Act Architectural Guidelines and include the following:

- (1) Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible structure. In parking facilities not serving a particular structure, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility.
- (2) Accessible parking spaces shall be at least eight feet wide.
- (3) One parking access aisle of no less than five feet in width shall be provided for each accessible parking space and shall be a part of the accessible route of no less than three feet in width to the building or facility entrance. A parking access aisle may be shared between two accessible parking spaces.
- (4) Parking spaces and access aisles shall be level with surface slopes not exceeding 2% in all directions.
- (5) Accessible parking spaces shall be designated as reserved by a sign showing the symbol of accessibility. Such signs shall be located so as not to be obscured by a vehicle parked in the space.