

TOWNSHIP OF MIDDLETOWN

DELAWARE COUNTY, PENNSYLVANIA

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27 N. PENNELL ROAD

MEDIA, PA 19063

AGENDA FOR THE ZONING ORDINANCE UPDATE COMMITTEE MEETING

THURSDAY, FEBRUARY 1, 2024, AT 5:00 PM IN THE TOWNSHIP BUILDING

Committee Members: Jackie Donnelly, Dave Decker, Karen Holm, Geoff Arbogast

Dir. of Planning & Dev.: Meredith Merino

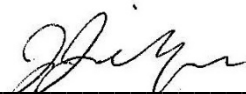
Comp. Planning Admin.: Jaime Jilozian

**A. Review DRAFT Non-Residential
Zoning Districts**

First drafts of MS, I, OR, M, C-1, C-2, C-3, SU-1A,
SU-1, and SU-2 Zoning Districts

B. Review Zoning Map Changes

Revised draft Zoning Map with 16 proposed Zoning
Districts



Jaime Jilozian
Comprehensive Planning Administrator

ARTICLE X: MS MUNICIPAL SERVICES DISTRICT

§ 275- . Purpose.

The purpose of this district is to provide adequate areas and appropriate standards for municipal service facilities needed to accommodate the local government activities of the Township.

§ 275- . Use Regulations.

A. Permitted Principal Uses. A building may be erected, altered or used, and land may be used or occupied, subject to the provisions of Article XX, for any of the following uses and no other:

- (1) Agriculture, subject to § 275-XXX.
- (2) Active recreational use.
- (3) Municipal Service use.
- (4) Open space for recreation and conservation purposes.
- (5) Passive recreation.
- (6) Utilities.
- (7) Communications antennas mounted on an existing public utility transmission tower, building or other structure and communications equipment buildings, subject to § 275- of Article XXXIV and all other standards and criteria for approval of conditional uses in this chapter.

B. Permitted accessory uses on the same lot as the principal use, subject to general provisions in Article XXIII.

- (1) Accessory uses and structures to any principally permitted use.

C. Conditional Uses.

- (1) Wireless telecommunications facilities, subject to § 275- XXX.

§ 275- . Design Standards.

- A. General Provisions standards, subject to Article XXIII.
- B. Special Provisions standards, subject to Article XXIV.
- C. Off-Street Parking and Loading standards, subject to Article XXI.
- D. Steep Slope Conservation District standards, subject to Article XX.
- E. Signage, subject to Article XXII.
- F. Landscaping, subject to Article XXIII.

- G. Lighting, subject to Article XXIII.
- H. Stormwater Management, subject to Chapter 198.

ARTICLE XI: I INSTITUTIONAL DISTRICT

§ 275-. Purpose.

The purpose of this district is to provide for the special needs of regionally oriented institutional uses, to ensure the compatibility of institutional uses with surrounding land use and to promote the planning for the location of or expansion of future institutional uses serving a regional population.

§ 275-. Use regulations.

- A. Permitted principal uses. A building or combination of buildings may be erected or used and land may be used or occupied, subject to the provisions of Article XXV, as follows:
1. General medical or surgical hospitals, mental health care agencies or facilities, skilled nursing facilities, or similar health care facilities, subject to § 275-XXX.
 2. Medical office and Medical Clinic.
 2. Public or private educational institutions, including:
 - i. Postsecondary school and campus facilities and similar educational institutions with campus facilities, subject to § 275-XXX.
 - ii. Elementary and secondary schools, subject to § 275-XXX.
 - iii. Nursery schools or day-care center, subject to § 275-XXX.
 3. Cultural, religious or charitable uses, subject to § 275-XXX
 4. Governmental uses, subject to § 275-XXX.
 5. Continuing care retirement community consisting of a combination of independent living units, personal care facility and skilled nursing facility, subject to § 275-XXX.
 6. Community Center, either publicly or privately owned.
- B. Conditional uses.
- (1) Communications antennas mounted on an existing public utility transmission tower, building, or other structure and communications equipment buildings, subject to the regulations set forth in § 275- of Article XXI and all other standards and criteria for approval of conditional uses in this chapter.
 - (2) Wireless telecommunications facilities, subject to § 275-...
 - (3) Cemeteries, subject to § 275-XXX.
- C. Permitted accessory uses on the same lot as the principal use, subject to general provisions in Article XX.
- (1) Uses typically associated with a community center, including but not limited to: all-purpose recreational and community facilities, child-care facilities, conference facilities, exercise and/or weight rooms, gymnasium, locker rooms, a natatorium that may include wading and physical

rehabilitation pools, and physical rehabilitation facilities.

- (2) Dormitories.
- (3) Uses typically associated with a continuing care retirement community, include but not limited to: common dining facilities for residents, recreational and social facilities for residents, administrative office and operational facilities for management of the community, healthcare facilities and services for residents, snack shop and beauty shop.

§ 275-. Area and bulk regulations.

A. Hospital and similar health care facilities.

- (1) Minimum lot area: 35 acres.
- (2) Minimum lot width at the building line: 200 feet.
- (3) Minimum lot width at street line: 150 feet.
- (4) Maximum building coverage. 30%.
- (5) Maximum impervious surface area. 60%.
- (6) Maximum building height: 80 feet.
- (7) Minimum setback requirements: 50 feet from any internal street line or 50 feet from any internal side or rear property line.
- (8) Minimum setback between buildings: 30 feet. Connecting corridors may be permitted at the discretion of the Emergency Management Coordinator.
- (9) Buffer area. A buffer area of 190 feet shall be provided along U.S. Route 1 and PA Route 352, and a one-hundred-foot buffer shall be provided along other roads and property lines, provided that the setback from property lines that abut an office district shall be a minimum of 50 feet and the setback from property lines that abut another property in an I District shall be a minimum of 65 feet. The buffer area shall be measured from the street line, or other property line when the tract is not bounded by a street. At least 30 feet of the required buffer areas shall be landscaped and maintained in accordance with the provisions of Article XXXIV, § 275-

B. Medical office and medical clinic.

- (1) Minimum lot area: 1 acre
- (2) Minimum lot width at building line: 100 feet.
- (3) Minimum lot width at street line: 100 feet.
- (4) Maximum impervious surface coverage: 65%.
- (5) Maximum building coverage: 25%.
- (6) Maximum building height: 35 feet.
- (7) Minimum depth of each front and rear yard: 60 feet.

- (8) Minimum aggregate width of side yards: 60 feet.
- (9) Minimum width of each individual side yard: 25 feet.
- (10) Minimum side yard abutting the street on a corner lot: 60 feet.

C. Postsecondary school and campus facilities.

- (1) Minimum lot area: 100 acres.
- (2) Minimum lot width at the building line: 200 feet
- (3) Minimum lot width at street line: 150 feet
- (4) Maximum impervious surface area: 35%
- (5) Maximum building coverage: 20%
- (6) Maximum building height: 45 feet.
- (7) Minimum setback requirements: 50 feet from any internal street line or 50 feet from any internal side or rear property line.
- (8) Minimum setback between buildings: 30 feet. Connecting corridors may be permitted at the discretion of the Fire Marshal.
- (9) Buffer area. A buffer area of 200 feet shall be provided along New Baltimore Pike, United States Route 1 and Pennsylvania Route 352, and a one-hundred-foot buffer shall be provided along other roads and property lines. The buffer area shall be measured from the street line or other property line when the tract is not bounded by a street. At least 30 feet of the required buffer areas shall be landscaped and maintained in accordance with the provisions of Article XXI, § 275-.

D. Continuing Care Retirement Community.

- (1) Minimum lot area/tract size: 25 acres.
- (2) Minimum lot width at the building line: 150 feet
- (3) Minimum lot width at the street line: 75 feet
- (4) Maximum impervious surface area: 50%.
- (5) Maximum building coverage: 20%.
- (6) Maximum building height: 40 feet
- (1) Minimum setback requirements: No building shall be less than 100 feet from the perimeter property line, and no accessory structure shall be less than 50 feet from such line, except for signs and those structures associated with ingress and egress, internal circulation and lighting standards.
- (7) Density: 17 dwelling units per acre. Each apartment dwelling unit in a multiunit residential building and each residential personal care unit shall constitute a dwelling unit for purposes of calculating the density of a planned retirement community.
- (8) Antennas. The antennae permitted hereunder shall be designed such that the equipment is

aesthetically and architecturally compatible with the surrounding environment and should maximize the use of like-facades to blend with existing surroundings and neighboring buildings to the greatest extent possible.

§ 275- Design Standards for Continuing Care Retirement Community

- A. Public water and public sewer service is required.
- B. All utility lines shall be placed underground.
- C. Parking. 1.15 parking spaces for each independent dwelling unit, one parking space for each four personal care units and one parking space for each four beds in a skilled nursing facility.
- D. Lighting. Adequate lighting shall be provided for all buildings, private roads and parking areas. Such lighting shall provide sufficient light for the safety of residents and other persons; and be arranged and of such character so as to protect all dwelling units on the property from glare or direct light and all adjoining properties or streets from any direct glare or hazardous interference of any kind. No such lighting shall exceed 15 feet in height.
- E. Landscaping.
 - (1) A landscaping plan shall be submitted at the time when all other required plans are submitted. The applicant will make every effort to preserve existing trees greater than 10 inches in caliper.
 - (2) The landscaping plan shall be based on the following:
 - (a) The functional and aesthetic factors which relate to the site to the principal and accessory buildings and other structures.
 - (b) The desirability of concealing and/or enhancing the views to, from and/or within the site.
 - (c) The desirability of screening and complementing proposed buildings or other structures.
 - (d) The desirability of creating visual interest for the residents of the continuing care retirement community.
 - (3) The landscaping plan shall reflect the following:
 - (a) An analysis of the site in terms of: existing views to and from the areas which are proposed for development; existing topography and vegetation conditions; and other existing conditions which are relevant to the site.
 - (b) An analysis of proposed planting and other landscaping needs as related to: screening buildings and sections of buildings; screening parking areas and other areas where vehicles are parked; screening storage areas; screening site utilities; and other appropriate types of screening.
 - (c) The consideration of locations where plantings and other landscaping is needed to: provide visual interest; define outdoor spaces; compliment the proposed architectural style; and achieve other functional and aesthetic goals.
 - (4) The preliminary and final landscaping plans shall reflect the following detailed criteria. However, depending on the ways in which Subsection E(1), (2), and (3) above are analyzed relative to the particular site in question, the specific numerical requirements may be satisfied by the applicant by the proposed installation of an equivalent number and/or size of trees and

shrubs on the site in the locations where plants are most needed and functional (as used here, "equivalent" means equal in terms of the total costs of the plants and their installation); and by the grouping of trees and shrubs, rather than the placement of them at specific intervals.

- (a) Shade trees shall be provided along all streets where there are no existing shade trees. When planted, shade trees shall be no closer than two feet from the edge of the right-of-way line. No less than one tree of 3 1/2 inches to four inches in caliper shall be planted for each 50 feet of roadway length (excluding service roads and roads through parking lots). However, it is recommended that shade trees be grouped where appropriate in accordance with specific site needs and objectives rather than be spaced at regular intervals.
 - (b) The outer perimeter of all parking areas shall be screened. Effective screens may be accomplished through the use of plant materials, fencing or walls and/or mounding through the use of earthen berms.
 - (c) All parking lots shall be landscaped. One shade tree of two inches to 2 1/2 inches in caliper shall be planted for every five parking spaces, if there are no existing shade trees. Shrubs, ground covers and other plant materials are encouraged to be used to complement the trees.
 - (d) Landscaping and planting areas shall be reasonably dispersed throughout the parking lot, except that landscaped "islands" shall be provided at the end of each parking bay. Such "islands" shall be a minimum of eight feet in width and 18 feet in length, and shall be provided to enhance the appearance of the parking area and to control access and movement within the parking area.
 - (e) All buildings shall be landscaped in accordance with the following criteria:
 - [1] A combination of evergreen and deciduous trees and shrubs shall be used as "foundation" plantings, i.e., plantings to be installed in reasonable proximity to the facades.
 - [2] One specimen deciduous tree of four inches to five inches in caliper shall be planted for every 25 feet of length of building facade measured from end to end of buildings, without regard to indentations and the like in the building, facades and excluding enclosed walkway connectors and elevator cores, such tree to be a minimum of 11 feet to 13 feet in height at the time of planting; and one, eight-foot to ten-foot specimen evergreen tree shall be planted for every 50 feet of length of building facade, measured as set forth above.
 - [3] Five evergreen and/or deciduous shrubs shall be planted for every 20 feet of length of building facade.
 - [4] Trees and shrubs shall be grouped in accordance with specific needs and objectives.
 - (f) Other landscaping shall be provided along walkways, in courtyards, around sitting areas, at the entrance to the site and in other highly visible locations, especially along property lines where planting will screen views and provide privacy.
 - (g) The locations, type, size, height and other characteristics of landscaping shall be subject to the review and approval of Township Council.
- (5) The preliminary landscaping plan shall be drawn at a scale of at least one inch equals to 50 feet. It shall be totally coordinated with the overall site plan and shall contain the following:

- (a) A delineation of existing and proposed plant materials.
 - (b) A delineation of other landscaping features such as berms, planting beds to be used for herbaceous plants, areas to be devoted to lawns, areas to be devoted to meadows and other elements of the proposed improvements.
 - (c) Notes describing the proposed improvements and their relationship to the criteria as stated in Subsection E(1), (2), (3) and (4) above.
- (6) One color rendering of a preliminary landscaping plan shall be submitted for review by the Township, in addition to the number of prints which are otherwise required. The color rendering shall reflect total coordination with the overall site plan in terms of its relationship to proposed buildings, roads, parking areas, walks, walls, fencing, benches, signs, lighting and other like structures.
- (7) After the Township has reviewed the preliminary landscaping plan and submitted comments on the plan to the applicant, a final landscaping plan shall be submitted. The final landscaping plan shall be drawn in greater detail than the preliminary plan. It shall be totally coordinated with the overall site plan and shall contain the following:
- (a) A final version of the plan requirements stated in Subsection E(5) for a preliminary plan.
 - (b) A plant list wherein the botanical and common name of the proposed plants are tabulated, along with the quantity, caliper, height and other characteristics.
 - (c) Details for the planting and staking of trees, the planting of shrubs and any other details which depict other related installation.
 - (d) Information in the form of notes or specifications concerning planting beds to be used for herbaceous plants, areas to be devoted to lawns, areas to be devoted to meadows and the like. Such information shall convey the proposals for seeding, mulching and the like.

F. Buildings.

- (1) The topography and natural features of the site and the direction of prevailing winds and solar orientation shall be considered in planning, designing, locating, orienting and constructing all residential and accessory buildings and other structures to improve the aesthetics and energy efficiency of the development.
- (2) Residential buildings and other structures shall be located, oriented and designed to create architectural interest and to preserve amenities of light and air, recreation and visual enjoyment.
- (3) Where and whenever possible existing historical buildings or structures will be preserved and/or reused. The Township Council will consider up to a 25% increase in the density of dwelling units in proportion to the size and number of historical buildings that are preserved or reused.
- (4) Residential buildings and other structures shall be located and situated to promote pedestrian and visual access to open space.
- (5) Multi-dwelling-unit buildings shall be designed and constructed in staggered groups, the arrangement of such buildings shall create a physical distinction in the lines of the facades and roofs creating a campus atmosphere.
- (6) Development near the perimeter of the property shall be designed to be harmonious with neighboring land uses.

(7) No common parking area shall be closer than 25 feet to any building.

(8) No principal building shall be erected closer than 30 feet from another principal building.

§ 275- . General Design Standards

- A. General Provisions standards, subject to Article XXIII.
- B. Special Provisions standards, subject to Article XXIV.
- C. Off-Street Parking and Loading standards, subject to Article XXI.
- D. Steep Slope Conservation District standards, subject to Article XX.
- E. Signage, subject to Article XXII.
- F. Landscaping, subject to Article XXIII.
- G. Lighting, subject to Article XXIII.
- H. Stormwater Management, subject to Chapter 198.

ARTICLE XII: OR OUTDOOR RECREATION DISTRICT

§ 275-. Purpose.

This district is designed to provide opportunities for passive outdoor recreational use, active outdoor recreational use, and recreational facilities designed to allow appurtenant community uses. The OR District is also designed to accommodate areas for nature study, historic interpretation and the conservation of natural resources.

§ 275-. Use regulations.

- A. Permitted principal uses. Land and water areas may be used and facilities may be erected, altered or used, subject to the provisions of Article XXV, and any of the following purposes:
 - (1) Passive recreation uses, such as parks, nature study areas and trails.
 - (2) Conservation uses, including woodlands, lakes, ponds, streams and related resources.
 - (3) Agricultural uses.
 - (4) Active recreational uses.
 - (5) Private club for recreation.
 - (6) Communications antennas mounted on an existing public utility transmission tower, building or other structure and communications equipment buildings, subject to the regulations set forth in § 275-of Article XXIV.
- B. Permitted accessory uses on the same lot as the principal use, subject to general provisions in Article XX.
 - (1) Accessory uses on the same tract to any principally permitted uses.
- C. Conditional uses.
 - (1) Wireless telecommunications facilities, subject to § 275-...

§ 275-. Area and bulk regulations.

- (1) Minimum tract area: 10 acres.
- (2) Minimum tract width at street line: 200 feet.
- (3) Maximum height: 35 feet.
- (4) Setbacks for service buildings. Service buildings required to support these activities such as change buildings, food service, chemical treatment and pump buildings, spectator stands, etc., shall be permitted and shall be located no closer than 200 feet from any adjacent property line.
- (5) Front yard: 150 feet.
- (6) Side yards: an aggregate of 125 feet, with a minimum of 50 feet.
- (7) Rear yard: 100 feet.

(8) Maximum Impervious: 35%.

(9) Maximum building coverage: 20%.

§ 275- . General Design Standards

- A. General Provisions standards, subject to Article XX.
- B. Special Provisions standards, subject to Article XXI.
- C. Off-Street Parking and Loading standards, subject to Article XXII.
- D. Steep Slope Conservation District standards, subject to Article XXV.
- E. Signage, subject to Article XXIII.
- F. Landscaping, subject to Article XX.
- G. Lighting, subject to Article XX.
- H. Stormwater Management, subject to Chapter 198.

ARTICLE XIII: M MANUFACTURING & INDUSTRIAL DISTRICT

§ 275-. Purpose.

It is the purpose of this district to meet the special requirements of the Township's older, established manufacturing and industrial areas and to provide standards for the possible extension of general industrial development on the same lot or tract. The district regulations are intended to provide for a broad range of industrial and related activities which are responsive to the demands of modern manufacturing and industrial development. The regulations are also intended to safeguard adjoining properties and to avoid environmental disturbances.

§ 275-. Use regulations.

- A. Permitted principal uses. A building or combination of buildings on a lot or within an industrial district may be erected, altered or used, and a lot or premises may be used, subject to the provisions in Article XX, for any of the following uses and for no other:
- (1) Research or product development, engineering, or testing laboratories.
 - (2) Business and professional offices, excluding medical office and medical clinic.
 - (3) Manufacture and assembly of small home, commercial and industrial electrical appliances, supplies and equipment (not including electrical machinery); electrical or electronic instruments and devices, such as precision instruments and measuring and control devices; medical, dental, drafting and similar scientific and professional instruments; optical goods and equipment; clocks and watches; and jewelry, cameras and photographic equipment.
 - (4) Manufacture and packaging of products from previously prepared and manufactured materials, such as canvas, cloth, glass, fur, feathers, felt, leather, paper, wood and plastics, including clothing and other textile products.
 - (5) Printing, publishing, book binding or similar establishments.
 - (6) Processing of dairy and confectionery products.
 - (7) Light metal processes, including metal finishing, grinding, polishing and heat treatment, metal cutting and extrusion of small products (such as costume jewelry and pins); assembly and manufacture of radio and television receivers; manufacture of light machinery (such as business machines).
 - (8) Indoor storage building or warehouse, to include warehousing known as "mini storage," consisting of multiple warehouses which are either leased or sold.
 - (9) Governmental or public utility use or building.
 - (10) Light manufacturing and product assembly.
 - (11) Bottling, packing or packaging establishment.
 - (12) Shops for carpentry, woodworking, cabinetmaking, furniture and upholstery, electrical repair metal working, blacksmithing, and similar uses.
 - (13) Contractor's shop and yard.

- (14) Automobile repair shops, including auto body work, towing, and painting.
 - (15) Refuse hauling facility.
 - (16) Communications antennas mounted on an existing public utility transmission tower, building or other structure and communications equipment buildings.
- B. Permitted accessory uses on the same lot as the principal use, subject to general provisions in Article XXIII.
- (1) Administrative activities and structures and uses to any principally permitted use.
 - (2) Solar energy systems, subject to § 275-XXX.
- C. Conditional uses.
- (1) An industrial park designed to accommodate or comprise a group of any of the manufacturing and industrial uses permitted in this district.
 - (2) Fitness facility.
 - (3) Distributing or trucking establishment.
 - (4) Food products processing; brewery and distillery.
 - (5) Medical marijuana grower/processor, subject to § 275-XXX.
 - (6) Adult (entertainment) uses, subject to § 275-XXX.
 - (7) Chemical processes not involving noxious odors or danger from fire or explosion; compounding of perfumes and pharmaceutical products.
 - (8) Quarrying, provided that the minimum tract area is 10 acres.
 - (9) Communications towers, subject to the standards for communications towers as conditional uses set forth at § 275-, and communications equipment buildings, subject to the regulations set forth in § 275- of Article XXI.
 - (10) Regional rail facilities, subject to § 275-XXX.
 - (11) Any lawful use not otherwise listed in any zoning district specifically authorized by-right, conditional use, or by special exception in any zoning district.

§ 275-. Area and bulk regulations.

Unless specifically stated otherwise, the following area and bulk regulations shall apply:

- (1) Minimum lot area: two acres for each principal permitted building.
- (2) Minimum lot width at building line: 150 feet.
- (3) Minimum lot width at street line: 150 feet.
- (4) Maximum height: 45 feet.
- (5) Maximum impervious surface area: 60%.

- (6) Maximum building coverage: 40%.
- (7) Minimum depth of front and rear yard: 90 feet.
- (8) Minimum aggregate width of side yards: 160 feet.
- (9) Minimum width of each individual side yard: 75 feet.
- (10) Minimum yard abutting the street on a corner lot: 90 feet.

§ 275-. Design Standards for M: Manufacturing and Industrial uses.

- A. Each use shall comply with the environmental controls contained in Article XX which relate to the characteristics and conduct of a use relative to various air, water and land disturbances.
- B. The distance at the closest point between buildings or groups of buildings on a lot shall be at least 50 feet.
- C. All uses shall provide and maintain landscaped grounds and make any other suitable screening provision which is necessary to adequately safeguard the character of adjacent districts. Along each property line which directly abuts a residential district, a buffer area not less than 100 feet in width shall be provided, of which at least 30 feet shall be landscaped with trees and shrubs. All buffer areas and landscaping shall be in accordance with Article XXXIV.

§ 275-. General Design Standards

- A. General Provisions standards, subject to Article XXIII.
- B. Special Provisions standards, subject to Article XXIV.
- C. Off-Street Parking and Loading standards, subject to Article XXI.
- D. Steep Slope Conservation District standards, subject to Article XX.
- E. Signage, subject to Article XXII.
- F. Landscaping, subject to Article XXIII.
- G. Lighting, subject to Article XXIII.
- H. Stormwater Management, subject to Chapter 198.

ARTICLE XIV: C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

§ 275-. Purpose.

It is the purpose of this district to provide opportunities for neighborhood commercial uses of the type which primarily serve the needs of surrounding residential areas and in keeping with the scale of surrounding neighborhoods. These districts are intended to have access to a major road and to be compatible with adjoining noncommercial uses and districts.

§ 275-. Use regulations.

- A. Permitted principal uses. A building may be erected, altered or used and land may be used, subject to the provisions in Article and XXV for any of the following purposes and no other:
- (1) Retail store.
 - (2) Convenience store, not including gasoline service station.
 - (3) Pharmacy.
 - (4) Professional office or office building, including medical office and medical clinics.
 - (5) Post office.
 - (6) Bank or financial institution.
 - (7) Restaurant, excluding drive-through facilities.
 - (8) Personal service establishment.
 - (9) Educational studios for dance, art, or music.
 - (10) Mortuary, funeral establishment.
 - (11) Daycare center, subject to § 275-XXX.
 - (12) Retail service and repair.
 - (13) Newspaper or job printing shop employing not more than five persons.
 - (14) Communications antennas mounted on an existing public utility transmission tower, building or other structure and communications equipment buildings, subject to the regulations set forth in § 275- of Article XXI.
- B. Permitted accessory uses on the same lot as the principal use.
- (1) Outdoor storage, subject to § 275-XXX.
 - (2) Outdoor dining, subject to § 275-XXX.
- C. Conditional uses.
- (1) Home occupation or home-based business when accessory to an existing dwelling unit, subject to § 275-XXX.
 - (2) Laundromat, dry-cleaning, dyeing or clothes-pressing establishment, provided that no cleaning

or operations are performed on the premises.

- (3) Business, trade or private school.
- (4) Communications antennas mounted on an existing public utility transmission tower, building or other structure and communications equipment buildings, subject to the regulations set forth in § 275- of Article XXI.

§ 275-126. Area and bulk regulations.

- A. Permitted principal uses and conditional uses.
 - (1) Minimum lot area: 1 acre.
 - (2) Minimum lot width at building line: 100 feet.
 - (3) Minimum lot width at street line: 100 feet.
 - (4) Maximum impervious surface area: 60%.
 - (5) Maximum building coverage: 25%.
 - (6) Maximum height: 35 feet.
 - (7) Minimum depth of front and rear yard: 60 feet.
 - (8) Minimum aggregate width of side yards: 60 feet.
 - (9) Minimum width of each individual side yard: 25 feet.
 - (10) Minimum yard abutting the street on a corner lot: 60 feet.

§ 275-. Design Standards for the C-1: Neighborhood Commercial uses.

- A. Buffering. Along each property line which directly abuts any residential district or any use permitted in those districts, a buffer area of not less than 100 feet in width, of which not less than 25 feet shall be landscaped, shall be provided. Along any property line which abuts any other use along any street line, a buffer area of not less than 25 feet in width, of which not less than 15 feet shall be landscaped, shall be provided. All landscaping shall be designed, installed and maintained in accordance with Article XXI.
- B. Public water and public sewer. All development in this district shall be served by public water and public sewer.

§ 275-. General Design Standards

- A. General Provisions standards, subject to Article XXIII.
- B. Special Provisions standards, subject to Article XXIV.
- C. Off-Street Parking and Loading standards, subject to Article XXI.
- D. Steep Slope Conservation District standards, subject to Article XX.
- E. Signage, subject to Article XXII.

- F. Landscaping, subject to Article XXIII.
- G. Lighting, subject to Article XXIII.
- H. Stormwater Management, subject to Chapter 198.

ARTICLE XV: C-2 GENERAL COMMERCIAL DISTRICT

§ 275-. Purpose.

It is the purpose of this district to provide opportunities for shopping in locations where there are groups of stores designed in a unified manner and accessible from a major road or roads. The General Commercial District is also planned to create a coherent design for the site and its buildings and to ensure compatibility with adjoining uses and districts.

§ 275-. Use regulations.

A. Permitted principal uses. A building or combination of buildings on a tract may be erected or used and a tract or premises may be used or occupied, subject to the provisions in Article XXV, for any of the following purposes:

- (1) Any use permitted in the C-1 Neighborhood Commercial District, § 275-XXX.
- (2) Automobile repair or service center, including car wash facility.
- (3) Vehicular sales and service center.
- (4) Daycare center, subject to § 275-XXX.
- (5) Indoor or outdoor place of amusement other than an open-air or drive-in theater.
- (6) Business, trade or private school.
- (7) Commercial greenhouse.
- (8) Gasoline service station.
- (9) Restaurant, including drive through and fast-food restaurant(s).
- (10) Communications antennas mounted on an existing public utility transmission tower, building or other structure and communications equipment buildings, subject to the regulations set forth in § 275- of Article XXI.

B. Permitted accessory uses on the same lot as the principal use.

- (1) Outdoor storage, subject to § 275-XXX.
- (2) Outdoor dining, subject to § 275-XXX.

C. Conditional uses.

- (1) Kennel, dog day-care facility, animal hospital and veterinary clinic or office.
- (2) Motel, hotel or inn.
- (3) Billboards, subject to the area and bulk regulations in § 275-, and the conditional use standards and criteria in § 275- and 275-.

§ 275-. Area and bulk regulations.

- A. Permitted principal uses and conditional uses.
 - (1) Minimum lot area: 1 acre.
 - (2) Minimum lot width at the building line: 100 feet.
 - (3) Minimum lot width at street line: 100 feet.
 - (4) Maximum impervious surface area: 60%.
 - (5) Maximum building coverage: 25%.
 - (6) Maximum height: 45 feet.
 - (7) Minimum depth of front and rear yard: 60 feet.
 - (8) Minimum aggregate width of side yards: 60 feet.
 - (9) Minimum width of each individual side yard: 25 feet
 - (10) Minimum yard abutting the street on a corner lot: 60 feet.

§ 275-. Design Standards for General Commercial uses.

- A. Ownership. No lot or parcel of ground located in the C-2 District shall be used for any of the uses provided herein unless said lot or parcel shall be held in one ownership, except as may otherwise be authorized as a conditional use.
- B. Buffer area. Along each property line which directly abuts any residential district, a buffer area not less than 100 feet shall be provided, of which at least 50 feet shall be landscaped. Along any street line, a landscaped area not less than 30 feet in width shall be provided. Buffer areas and landscaped areas shall be in accordance with Article XXIV.
- C. Parking. All off-street parking and loading areas shall be in accordance with Article XXII.
- D. Each business use or service, including sales, exhibitions for sale, or service repair or processing activities, shall be conducted wholly within a completely enclosed building.
- F. Building placement.
 - a. Distance between buildings. The distance at the closest point between buildings or groups of buildings on a lot shall be at least as great as the average height of the two adjacent buildings and not less than 20 feet in width, plus walkways.
 - b. No building or permanent structure other than a permitted sign or traffic control device shall be erected within 70 feet of a street line or within 50 feet of any other property line.
- G. Off-street parking and circulation.
 - a. All parking requirements shall be in accordance with Article XXXI.
 - b. All required parking shall be available for use at the time of occupancy of any building.
 - c. All traffic lanes, parking, loading and unloading areas and traffic direction shall be marked and shall be maintained as required in Article XXXI and all such areas shall be paved and maintained with an approved surface.

- H. Sanitary sewage, water facilities and other facilities. No application for a use in the district shall be considered unless such use can and will be served, prior to occupancy, by a public sewage and public water system owned. All utilities, including water, electricity, gas, telephone, etc., shall be carried underground by approved standards of construction.
- I. Buffer area. A buffer area as set forth in § 275-127C shall be provided in accordance with Article XXXIV.

§ 275-. Enhanced Appearance Options for C-1 Neighborhood Commercial District uses.

- A. The following area and bulk regulations shall apply to all permitted principal uses, if enhanced appearance options, approved by Township Council in accordance with Subsections J through O are provided.
 - a. Impervious surface may be increased to 75%.
 - b. Minimum depth of the front yard may be reduced to 50 feet.
 - c. Minimum depth of rear yard may be reduced to 50 feet.
 - d. Minimum yard abutting a street on a corner lot may be reduced to 50 feet.
 - e. The buffering alongside property lines may be reduced to an aggregate of 15 feet with no side yard less than five feet.
 - f. Landscaped islands in parking areas may be omitted.
- B. Enhanced appearance options shall consist of three components: improved landscaping, improved hardscaping and improved building materials and design. In order to meet the minimum criteria of enhanced appearance options, a plan shall provide for all of the following, unless specified otherwise:
 - a. Improved landscaping.
 - i. The sizes of plants set forth in § 275-214, Landscaping requirements, and § 275-188, for parking lot landscaping, shall be increased by 20% in height and caliper, as applicable.
 - ii. The quantities of plants set forth in §§ 275-214 and 275-188 shall be increased by 20% to determine quantity requirements. However, plants may be grouped in selected areas of the site to achieve special functional and aesthetic objectives. In the event that the increased quantities of plants cannot fit on the property, the applicant may substitute larger plants or higher grade plant species to compensate for those plants that cannot fit on the property, subject to the approval of the Township Landscape Consultant.
 - iii. At least three planting areas for shade trees shall be created and maintained at or near the corners of the principal building.
 - iv. When decorative bollards are utilized in the perimeter landscaping, they shall be wooden or black steel types.
 - b. Improved hardscaping.
 - i. Pedestrian pathways of at least four feet six inches in width made of brick, concrete

- or approved equivalent shall be installed and maintained along all street frontages.
- ii. Pedestrian pathways of at least four feet six inches in width made of brick, or approved equivalent shall be installed and maintained to connect all perimeter pathways to all entry doors of a principal building.
 - iii. Crosswalks made of brick, concrete or approved equivalent shall be maintained and installed along any curb cuts at vehicular entranceways to promote a continuation of the pedestrian pathway system. Such crosswalks shall be at least six feet in width.
 - iv. Decorative streetlights, with black poles and bases, shall be provided along all street frontages and within the parking lot. Cobra head or shoebox type lights shall not be considered as being decorative.
 - v. A decorative wall, made of brick, stone, or approved equivalent, 24 inches in height, shall be installed and maintained along all primary street frontage planting beds, between the sidewalk and the parking lot, except in any area where a lower wall is needed to achieve safe sight distance within a clear sight triangle.
 - vi. Where fencing is utilized, it shall be wooden such as shadowbox, picket or split rail or steel or wrought iron of at least 48 inches in height. Stockade fence and chain link fence and plastic fence shall not be used.
 - vii. The base of all freestanding signs shall be made of brick, stone, or approved equivalent, and shall be at least 30 inches in height.
 - viii. All trash enclosure areas shall be made of brick, stone, or approved equivalent, except for the gates.

c. Improved building materials and design.

- i. No principal buildings shall have a flat roof.
- ii. All principal buildings shall have a vertical design proportion defined by vertical architectural elements, such as windows, pilasters, columns, piers, or by recesses and projections of building walls such that no more than 12 continuous feet of blank building wall is created.
- iii. All principal buildings shall be designed to have a defined base. The base shall be made of brick, stone, or approved equivalent, with horizontal banding, and shall be at least 30 inches in height around at least three sides of the building, including all street-side elevations.

C. Landscaping and screening.

- a. General regulations. The following is required in and around off-street parking areas and loading areas in order to provide a visual and acoustical buffer for adjacent properties, to provide a visual buffer for adjacent streets, to define traffic routes and pedestrian paths through parking areas, to control soil erosion, to slow and filter stormwater runoff, and to moderate microclimatic effects.
 - i. Functions of parking-lot and loading area landscaping. Landscaping of parking lots and loading areas shall perform certain functions depending upon its arrangement and the type of space occupied, as described below. Aesthetic considerations are important to these functions. Where screening is required, such screening needs to

be opaque, and shall be of sufficient density and height to obstruct casual observation.

- ii. Perimeter of area, abutting street. Landscaping materials so located shall visually define the perimeter and other parking areas, shall emphasize points of ingress and egress to and from the street, and shall visually screen the parking or loading area from the street so that headlights shining into or out of the area will not affect other drivers.
- iii. Perimeter of area, abutting other properties. Landscaping materials so located shall provide a windbreak trapping trash and dust and a visual and acoustical buffer for adjoining properties. When parking or loading areas abut a residential use or property zoned for such use, a dense screen of plantings, designed to be an effective screen, shall be provided and maintained to a minimum height of six feet from the ground at time of planting.
- iv. Landscaping within the interior of the parking areas. Landscaping located within parking areas shall be designed to promote pedestrian safety by defining walkways, to enhance driver safety by defining traffic lanes and discouraging cross-lot taxiing, to act as a windbreak trapping trash and dust, to provide shade, to reduce stormwater runoff, and to enhance the appearance of the parking area. Interior landscaping shall be designed to preserve sight distances and not obstruct the vision of motorists or pedestrians, and shall in no way create a hazard to safety.

b. Applicability and standards:

- i. Perimeter landscaping. Perimeter landscaping along abutting properties and public or private streets shall be required for all off-street parking areas with more than five parking spaces, and for all loading areas regardless of size.
- ii. Interior landscaping. Interior landscaping shall be required for all off-street parking areas with more than 15 parking spaces.
- iii. Sight distance. No landscape elements or other objects may obstruct vision above the height of two feet and below 10 feet measured from the center line grade of the driveway and an intersecting street. A clear sight triangle at the intersection of the driveway and the street shall be determined in accordance with the Pennsylvania Department of Transportation's Publication No. 201 (current issue), entitled "Engineering and Traffic Studies."

D. Maintenance provisions. The owner of the facility shall be responsible for the continual maintenance of all enhanced appearance options in an attractive and healthy condition. Dead and pruned plant material and debris shall be routinely removed and replaced or within 30 days of a directive to do so issued by the Township Code Enforcement Officer.

E. Landscape plan. A landscape plan shall be prepared and sealed by a landscape architect registered in the Commonwealth of Pennsylvania. The landscape plan shall be incorporated as a part of the plan submitted with the subdivision or land development plan. The landscape plan shall be drawn to the same scale as the proposed subdivision or land development plan. The landscape plan shall show all existing individual specimen trees, tree masses, shrubs, water features and other natural elements of the site which are to be preserved or removed, and all trees, shrubs, ground covers, lawn area, walls and fences, pedestrian pathways, crosswalks and other enhanced appearance

options, as per this section, which are to be installed in conjunction with the development of the land, including a continuous pedestrian pathway and crosswalk along the street frontage, and a continuous pedestrian pathway made of pavers connecting the perimeter sidewalk to the principal use building. A legend shall be provided to the plan which contains the botanical and common name of each species of tree and shrub to be installed, and the quantity and size of each species of tree and shrub to be provided. The landscape plan shall also be accompanied by detail sheets depicting all details for landscape and hardscape features.

- F. Approval of Township Council. The details of the enhanced appearance options shall be subject to approval by the Township Council as part of the subdivision and/or land development plan. Upon request of the applicant, the Township Council may permit variations from the standards set forth herein if the Township Council determines that the proposed variations will further improve the appearance of the development.

§ 275-. General Design Standards

- A. General Provisions standards, subject to Article XXIII.
- B. Special Provisions standards, subject to Article XXIV.
- C. Off-Street Parking and Loading standards, subject to Article XXI.
- D. Steep Slope Conservation District standards, subject to Article XX.
- E. Signage, subject to Article XXII.
- F. Landscaping, subject to Article XXIII.
- G. Lighting, subject to Article XXIII.
- H. Stormwater Management, subject to Chapter 198.

ARTICLE XVI: C-3 REGIONAL COMMERCIAL DISTRICT

§ 275-140.1. Purpose.

The purpose of this district is to provide for pedestrian-oriented redevelopment of a regional shopping center within the Township where residential, retail, entertainment, and civic uses may serve as a community focal point. The C-3 District will encourage higher quality redevelopment with unified architectural and building schemes, pedestrian oriented walkways connecting buildings, unified landscaping and signage, and coordinated stormwater management and open space areas consistent with the Township Comprehensive Plan.

§ 275-140.3. Use regulations.

- A. Permitted principle uses. A building may be erected, altered or used and land may be used or occupied for any combination of the following uses:
- (1) Retail stores, including without limitation department stores, hardware stores, lawn and garden stores;
 - (2) Personal service or custom shops;
 - (3) Banks or other financial institutions, with or without drive-up window and/or accessory ATM facilities;
 - (4) Post offices;
 - (5) Pharmacies, with or without drive-up windows;
 - (6) Restaurants and taverns, with or without outdoor service of food and/or alcohol, with and/or without electronic entertainment centers, mechanical games and other recreational uses, drive-through service(s), musical entertainment and dancing (but excluding adult entertainment or dancing as defined in § 275-117.2), provided that all musical entertainment and dancing activities shall be indoors except for such special outdoor events as are approved by Township Council;
 - (7) Restaurants, fast food; with or without drive-through service(s);
 - (8) Movie theaters;
 - (9) Business and professional offices;
 - (10) Supermarkets, not including gasoline service station;
 - (11) Fitness centers, including ancillary services such as wellness, physical rehabilitation facilities and prevention health education activities;
 - (12) Motor vehicle service centers (excluding motor vehicle sales and junk or wrecking yards);
 - (13) Convenience stores with gasoline service station;
 - (14) Medical offices;
 - (15) Hotels;

- (16) Municipal services use;
- (17) Recreational uses, with or without service of food and/or alcohol, including bowling alleys and electronic entertainment facilities;
- (18) The retail sale of pets, pet grooming, veterinary (and boarding associated with veterinary care), and other pet services and related products.
- (19) Communications antennas mounted on an existing public utility transmission tower, building or other structure and communications equipment buildings, subject to the regulations set forth in § 275- of Article XXI.

B. The following residential uses are permitted as of right within the C-3 District:

- (1) Multifamily dwellings together with multitiered, structured parking.

C. Permitted accessory uses on the same lot as the principle use, subject to general provisions in Article XXIII:

- (1) Storage structures for or in connection with the storage of equipment and/or materials used for the maintenance of multifamily residential buildings and/or mall buildings in general.

D. Conditional uses.

- (1) Uses substantially similar to the uses described in § 275-140.3A(l) through (18) above as approved by Township Council.
- (2) Marijuana dispensary, subject to § 275-XXX.
- (3) Billboards, subject to § 275-XXX.

§ 275-140.5. Area and bulk regulations.

A. Minimum tract size: 75 acres.

B. Maximum impervious surface coverage: 85%.

C. Maximum building coverage: 25%.

D. For purposes of calculating impervious surface coverage and building coverage in the Mall Conversion Overlay District, the term "lot area" shall include driveway, drainage and permanent utility easement areas.

E. Maximum height: 70 feet for multi-family residential uses, and 55 feet for non-residential uses.

F. Setbacks.

- (1) Front yard (adjacent to Baltimore Pike): 50 feet for both multifamily residential and nonresidential uses, except that the front yard setback requirement shall not apply to existing and proposed, new parking areas.
- (2) Front yard (adjacent to Middletown Road, Oriole Avenue, or other Township road): 70 feet for nonresidential uses and 40 feet for multifamily residential uses, except that the front yard setback requirement shall not apply to existing and proposed, new parking areas.

- (3) Side yard: 30 feet.
 - (4) Rear yard: 30 feet.
- G. Parking area setback for new parking space areas.
- (1) From right-of-way: 15 feet.
 - (2) From adjacent residential use: 25 feet.
- H. Multifamily dwelling.
- (1) Maximum gross density: 400 multifamily dwelling units.
 - (2) Maximum building length: uninterrupted plane of not more than 225 feet for each new building.
 - (3) Multifamily residential buildings shall be located and situated to promote pedestrian access to commercial and other nearby uses.
- I. Existing nonconformities. Subject to Township Council's approval, area and bulk, parking, landscaping and buffering nonconformities existing immediately prior to the implementation of a mall conversion, whether disturbed or undisturbed during the construction and implementation of a mall conversion, may remain and/or be reconstructed, such as, but not by way of limitation, parking space dimensions and parking within required setbacks.

§ 275-140.6. Design standards for C-3 Regional Commercial uses.

- A. General standards.
- (1) The requirements of Article XXIV, inclusive; 275-198C, 275-199A, C and F shall not apply to the C-3 District.
 - (2) Refuse stations shall be designed with suitable screening and shall be located so as to be convenient for trash removal and so as to not be offensive to residents and patrons.
- B. Buffer areas and landscaping.
- (1) The requirements of §275-213, 275-214B, C and D shall not apply to the C-3 District; however, any land development application filed pursuant to the C-3 District regulations shall include a landscape plan demonstrating compliance with the landscape requirements set forth herein.
 - (2) Along each property line which directly abuts any residential district or residential use excluding road frontage, a buffer area of not less than 25 feet shall be provided, of which at least 10 feet shall be landscaped. Landscaping within a residential buffer area in the C-3 District shall consist of evergreen trees of six feet to eight feet in height at the time of planting and shall be planted at twelve-foot centers. Subject to Township Council's approval, an applicant may be given credit for existing evergreen or deciduous trees in a residential buffer area.
 - (3) Landscaping along Baltimore Pike, Middletown Road and Oriole Avenue rights-of-way shall consist of six shrubs for every 100 lineal feet of road frontage, and one street tree no less than 3 1/2 inches in caliper for every 100 lineal feet of road frontage. Subject to Township Council's approval, street trees and shrubs may be grouped to achieve a stated design objective.

- (4) All new buildings constructed in connection with a regional shopping center redevelopment shall be landscaped in accordance with the following criteria:
 - (a) A combination of trees and shrubs shall be used as foundation plantings, i.e., plantings to be installed in reasonably close proximity to the facades.
 - (b) One deciduous tree of 3 1/2 inches to four inches in caliper (or equivalent vegetation acceptable to Township Council) shall be planted for every fifty-foot length of building facade measured from end to end of buildings, without regard to indentations and the like in the buildings or facades, and excluding any enclosed walkway connectors and elevator cores; however, in order to achieve a particular design objective a six-foot to eight-foot evergreen tree may be planted in lieu of deciduous, when approved by Township Council.
 - (c) Five evergreen and/or deciduous shrubs shall be planted for every 40 feet of length of building facade.
- (5) Other landscaping, including trees, shrubs or ground covers shall be provided along walkways, in courtyards, around sitting areas, at the entrance to the site and in other highly visible locations, especially on the outer side of any internal access roads which are visible from a public street which may adjoin a tract, at the entrance to buildings and around structures used for service, storage or maintenance purposes.
- (6) The intent of the landscaping requirements is to afford the designer latitude in spacing and location of planting in order to achieve site layout and landscaping objectives. Where site features, such as but not limited to, sidewalks, patios and drive-through aisles do not provide sufficient space for plantings, alternate planting locations in the general vicinity may be deemed acceptable to the Township Council.
- (7) The location, type, size, height and other characteristics of landscaping shall be subject to the review and approval of the Township Council.
- (8) Parking lots shall be landscaped in accordance with § 275-140.7D(1) see off-street parking Article.

C. Environmental controls.

- (1) All uses within the C-3 District shall comply with all environmental controls of § 275-207, Subsections A through K, pertaining to noise, smoke, dust, fumes, vapors and gases, heat and glare, air quality, odor, vibration, soil erosion, sedimentation and grading control, and storage and waste disposal.
- (2) The requirement for an environmental impact assessment (EIA) report meeting the standards contained in § 275-215 of the Zoning Ordinance and § 275-207, Subsections L and M pertaining to slope and traffic controls, shall not apply to a mall conversion in the Mall Conversion Overlay District.

D. Pad lots.

Individual fee simple pad lots may be created for purposes of financing and/or conveyancing in connection with development of a tract within the C-3 District. Such individual pad lots shall not be

required to comply on an individual basis with the dimensional requirements of this article, provided that the tract complies with such requirements on an overall basis, and provided further that a declaration of covenants, easements and restrictions is recorded that contains provisions that require each owner of a pad lot to, at all times, operate and maintain such owner's pad lot in good order and repair and in a clean and sanitary condition; that establishes cross easements for the benefit of each pad lot for parking areas and all appurtenant ways, vehicular and pedestrian access and utilities; and which is subject to the approval of the Township Solicitor. The owner of any such pad lot shall covenant and agree to be bound by all of the conditions as set in the declaration of covenants, easements and restrictions embodying the terms and conditions of this section. Where pad lots are proposed, a subdivision plan shall be submitted at the time of final plan submission and shall be approved by Township Council prior to recording.

§ 275-140.9. Design guidelines.

Development in the C-3 District shall comply with design guidelines titled, “Promenade at Granite Run Mall Conversion Overlay (MCO) District”, which shall be subject to Township Council's approval in conjunction with the approval of any land development application filed.

§ 275-. General Design Standards

- A. General Provisions standards, subject to Article XXIII.
- B. Special Provisions standards, subject to Article XXIV.
- C. Off-Street Parking and Loading standards, subject to Article XXI.
- D. Steep Slope Conservation District standards, subject to Article XX.
- E. Signage, subject to Article XXII.
- F. Landscaping, subject to Article XXIII.
- G. Lighting, subject to Article XXIII.
- H. Stormwater Management, subject to Chapter 198.

ARTICLE XVII: SU-1A SPECIAL USE DISTRICT

§ 275-117.1. Purpose.

A. The provisions of this article are enacted for the following purposes:

- (1) To address planning, development and redevelopment issues affecting certain areas along Baltimore Pike within Middletown Township.
- (2) To employ planning principles and design standards that focus on creating a variety of well-planned and designed land uses.
- (3) To encourage innovative and integrated long-range development plans that contribute to the quality of life in the community.
- (4) To employ planning principles and design standards that focus on creating a variety of well-planned and designed land uses, streetscapes, public open spaces, and the overall built environment.
- (5) To provide greater opportunities for use of mass transit facilities.
- (6) To respond to growing demands for housing and nonresidential uses of various types and designs.
- (7) To revitalize properties that have vacant, defunct or underutilized buildings, and to transform these previously developed properties into more complete, functional, and attractive neighborhoods.

§ 275-117.3. Use regulations.

Buildings may be erected, altered or used and land may be used or occupied for the following uses:

- A. Minimum tract size: 100 acres.
- B. The following residential uses are permitted as of right within the SU-1-A Mixed Use District:
- (1) Single-family semidetached dwellings;
 - (2) Single-family attached dwellings;
 - (3) Single-family detached dwellings;
 - (4) Multifamily dwellings.
- C. The following nonresidential uses are permitted as of right within the SU-1-A Mixed Use District:
- (1) Convenience store;
 - (2) Convenience store with gasoline service station;
 - (3) Bank or other financial institutions, with or without drive-up window and/or accessory ATM facilities;

- (4) Commercial greenhouse, nursery or garden center;
- (5) Conference centers;
- (6) Cultural, religious or charitable uses;
- (7) Business and professional offices;
- (8) Governmental use;
- (9) Fitness centers, including ancillary services such as wellness, physical rehabilitation facilities and prevention health education activities;
- (10) Hotel;
- (11) Medical laboratories, outpatient or training facilities or offices for doctors and other medical personnel;
- (12) Municipal uses;
- (13) Pharmacy, with or without drive-up window;
- (14) Research and/or testing facility;
- (15) Restaurants and taverns, including those with musical entertainment, dancing (excluding adult entertainment or dancing), and/or outdoor service of food and/or alcohol;
- (16) Restaurants, fast food;
- (17) Retail stores, including discount department stores;
- (18) Supermarket, with or without drive-up window(s);
- (19) Parking structures;
- (20) Public transit facilities;
- (21) Wholesale membership club.
- (22) Stand-alone assisted living, memory care facilities, skilled nursing and/or rehabilitation centers.
- (23) Day care.
- (24) Communication antennas mounted on an existing public utility transmission tower, building or other structure and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXI.
- (25) Indoor storage building or warehouse, to include warehousing known as "mini storage," consisting of multiple warehouses which are either leased or sold.

D. Permitted accessory uses on the same lot as the principle use.

- (1) Uses customarily incidental to the uses permitted in § 275-117.3A and B.

E. Conditional uses.

- (1) Communication towers, subject to the standards for communications towers as conditional uses set forth at § 275-216.1, and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXI.

§ 275-117.4. Required mix of uses; maximum permitted quantity of residential units and hotel rooms.

- A. At least three of the uses permitted in § 275-117.3 shall be constructed on a tract.
- B. At least 10% but no more than 90% of the total nonresidential gross floor area, exclusive of hotels, shall be devoted to retail store, garden center, supermarket or wholesale membership club uses.
- C. At least 10% but no more than 90% of the total nonresidential gross floor area shall be devoted to offices, research and/or testing facilities, medical laboratories, outpatient or training facilities or offices for doctors and other medical personnel health and fitness centers.
- D. No more than 15% of the total nonresidential gross floor area shall be devoted to restaurants, taverns, and fast-food restaurants.
- E. No more than 350 residential units shall be permitted, with a density not to exceed 15 residential units per acre on the area proposed for residential use.
- F. No more than 150 hotel rooms shall be permitted on a tract. Such hotel rooms may be located in a hotel and/or a conference center.

§ 275-117.5. Height regulations.

The maximum height of buildings within a SU-1-A Mixed Use development shall be as follows, except as provided in the special provisions in Article XXI of the Zoning Ordinance which provides for exceptions to height regulations for certain structures:

- A. Single-story buildings: 35 feet.
- B. Multistory residential and nonresidential buildings, other than office buildings or hotels: 50 feet.
- C. Office buildings and hotels: 60 feet.
- D. No new buildings located within 100 feet of the right-of-way of Baltimore Pike shall be more than 40 feet in height.

§ 275-117.6. Area and bulk regulations.

- A. Maximum impervious surface area of the tract: 60%.
- B. Maximum building coverage of the tract: 20%.
- C. Setbacks:
 - (1) Front yard (adjacent to Baltimore Pike): 100 feet. The front yard setback requirement shall not apply to accessory canopy structures, fuel pumps, bank drive-throughs, or buildings occupied by a municipal or governmental use, but in no case shall be less than 10 feet from the legal right-of-way line of Baltimore Pike.

- (2) Front yard (adjacent to Pennell Road): 30 feet.
- (3) Front yard (adjacent to Printers Way and Donovan Drive): 20 feet.
- (4) Side yard: 15 feet, except that a building occupied by a municipal or governmental use shall not be subject to this side yard requirement.
- (5) Rear yard: 100 feet, except that a building occupied by a municipal or governmental use shall not be subject to this rear yard requirement.

§ 275-117.7. Design standards for the SU-1A District uses.

A. General standards.

- (1) All developments constructed under this article shall also be governed by the SU-1-A Mixed Use Design Standards dated December 23, 2011, attached as Appendix A to this article.

B. Special regulations relating to access and highway frontage. In order to minimize traffic congestion and hazard, control street access in the interest of public safety and encourage the appropriate development of street or highway frontage, the following shall apply:

- (1) No parking lot or area for off-street parking or for the storage or movement of motor vehicles shall abut directly to a public street or highway unless separated from the street or highway by a raised curb, barrier planting strip, wall or other effective barrier against traffic, except for necessary accessways, and each parking lot shall have not more than two accessways to any one public street or highway for each 500 feet of frontage. Where practicable, access to parking areas shall be provided by a common service driveway or minor public or private street in order to avoid direct access on a major street or highway. No such accessway shall be more than 70 feet in width.
- (2) Accessway requirements.
 - (a) All necessary accessways to a public street or highway shall be located not less than 150 feet from any intersection with any other public street.
 - (b) All streets and accessways shall be designed in a manner conducive to safe exit and entrance and shall conform to the design standards for streets in Chapter 210, Subdivision and Land Development.

C. Buffer areas and landscaping. All required buffer areas and landscaping for developments within the SU-1-A Mixed Use District shall be specified in the Design Standards attached hereto as Appendix A.

D. Building placement.

- (1) There shall be a minimum distance of 18 feet between single-family detached dwellings. The minimum distance between all other residential buildings shall be 20 feet.
- (2) There shall be a minimum distance of at least 25 feet between all nonresidential buildings and residential buildings.
- (3) The minimum distance between nonresidential buildings shall be governed by the prevailing building code.

E. Site element screening. Roof-top elements, loading/unloading areas and trash dumpsters shall be

screened from view in accordance with the Design Standards attached hereto as Appendix A.

§ 275-117.8. Environmental controls.

All uses within the SU-1-A Mixed Use District shall comply with all environmental controls of § 275-207, Subsections A through K, pertaining to noise, smoke, dust, fumes, vapors and gases, heat and glare, air quality, odor, vibration, soil erosion, sedimentation and grading control, and storage and waste disposal. An environmental impact assessment (EIA) report meeting the standards contained in § 275-215 of the Zoning Ordinance shall be submitted at the time of preliminary plan submission for the development of any new buildings within the SU-1-A Mixed Use District.

§ 275-117.9. Traffic impact.

- A. The peak traffic generated by the proposed development shall be accommodated in a safe and efficient manner or improvements shall be made in order to effect the same.
- B. All off-site traffic improvements shall be designed in accordance with the principles set forth in the Pennsylvania Department of Transportation Smart Transportation Guidebook dated March 2008, or most recent edition.
- C. At the time of preliminary plan submission, the applicant shall submit a traffic impact study prepared by a qualified traffic engineer, consistent with Pennsylvania Department of Transportation's Policies and Procedures for Transportation Impact Studies Related to Highway Occupancy Permits (January 2009 or most recent version). The study shall fully consider all modes of transportation. The study area and key intersections to be analyzed shall be subject to the approval of PennDOT and the Township. If the traffic impact study indicates that the proposed development will result in an unacceptable decrease in overall level of service under the standards set forth in the Transportation Research Board Special Report 209, Highway Capacity Manual (2000 or most recent version), the applicant is required to construct improvements that will mitigate the overall LOS decrease. Such improvements shall be in accordance with PennDOT's Smart Transportation Guidebook and shall be subject to the approval of both PennDOT and the Township. If the mitigations are determined by either the Township or PennDOT to be infeasible or impractical, the applicant shall follow PennDOT's Policies and Procedures for Transportation Impact Studies Related to Highway Occupancy Permits and PennDOT's Smart Transportation Guidebook to develop alternative improvements reasonably satisfactory to PennDOT and the Township.

§ 275-117.12. Financial subdivision.

In connection with development within the SU-1-A Mixed Use District, individual lots may be created for purposes of financing and/or conveyancing. Such individual lots shall not be required to comply on an individual basis with the dimensional requirements of this article, provided that the tract complies with such requirements on an overall basis, and further provided that the deeds conveying such separate lots contain covenants requiring the purchasers to, at all times, operate and maintain such lots in good order and repair and in a clean and sanitary condition; that cross easements for parking areas and all appurtenant ways, pedestrian access, and utilities shall be maintained between such lots; and that such covenants shall be subject to the approval of the Township Solicitor. The purchaser of any such lot shall so covenant and agree thereby to be bound by such conditions as set forth herein. Where a financial subdivision is proposed, a financial subdivision plan shall be submitted at the time of final plan submission and shall be approved

by Township Council prior to recording.

ARTICLE XVIII: SU-1 SPECIAL USE DISTRICT

§ 275-110. Purpose.

The purpose of this district is ~~to~~ make provisions for light manufacturing uses; corporate office or headquarters-type office development; and other compatible, light industrial and related uses. In promoting the general purposes of this chapter, the intent is to encourage attractive, less intensive, comprehensive campus-type development which does not constitute a hazard or a nuisance to adjacent areas.

§ 275-111. Use regulations.

- A. Permitted principle uses. A building or combination of buildings may be erected or used and land may be used or occupied, subject to the provisions in Article and XXV, as follows:
- (1) Scientific research laboratory
 - (2) Light manufacturing.
 - (3) A dairy, together with warehouse facilities operating on the same lot, serving the dairy operation or warehouse facilities serving off-site retail operations.
 - (4) Business or professional office.
 - (5) Supermarket, ~~with including~~ gasoline service station.
 - (6) Medical offices and medical clinics.
 - (7) Restaurants, fast food; ~~with or without including~~ drive through service.
 - (8) Hotels.
 - (9) Recreational uses, ~~with or without including~~ food service.
 - (10) Communications antennas mounted on an existing public utility transmission tower, building or other structure and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXIV.
 - (11) Regional rail facilities.
 - ~~(10)~~
- B. Permitted accessory uses on the same lot as the principal use, subject to general provisions in Article XX.
- (1) Cafeteria, when located within the main building and operated by or for the employer for the exclusive use of its employees.
- C. Conditional uses.
- (1) ~~Outdoor and indoor recreational areas and facilities and p~~Private clubs for recreation.
 - (2) Conference centers and meeting and assembly facilities for associations and organizations.
 - (3) Schools, including nursery, kindergarten, elementary and junior and senior high schools, subject to § 275-XXX.

- (4) Day-care centers, subject to § 275-XXX.
- (5) Communications towers, subject to the standards for communications towers as conditional uses set forth at § 275-216.1, and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXXIV.

~~(6)(1) Regional rail facilities.~~

§ 275-113. Area and bulk regulations.

A. Permitted principal uses.

- (1) Minimum tract area: ~~10~~5 acres.
- (2) Minimum tract width at street line: 500 feet.
- (3) Minimum individual lot areas: ~~four~~2 ½ acres.
- (4) Minimum lot width at building line: 200 feet.
- (5) Minimum lot width at street line: 150 feet.
- (6) Maximum height: 40 feet.
- (7) Maximum impervious surface area: 50%.
- (8) Maximum building coverage: 20%.
- (9) Minimum depth of each front and rear yard: 100 feet.
- (10) Minimum aggregate width of side yards: 200 feet.
- (11) Minimum width of each individual side yard: 100 feet.
- (12) Minimum side yard abutting the street on a corner lot: 100 feet.

§ 275-114. Special Design Standards for SU-1 uses.

A. Special regulations relating to access and highway frontage. In order to minimize traffic congestion and hazard, control street access in the interest of public safety and encourage the appropriate development of street or highway frontage, the following shall apply:

- (1) No parking lot or area for off-street parking or for the storage or movement of motor vehicles shall abut directly to a public street or highway unless separated from the street or highway by a raised curb, barrier planting strip, wall or other effective barrier against traffic, except for necessary accessways, and each parking lot shall have not more than two accessways to any one public street or highway for each 500 feet of frontage. Where practicable, access to parking areas shall be provided by a common service driveway or minor street in order to avoid direct access on a major street or highway. No such accessway shall be more than 35 feet in width.
- (2) Accessway requirements.
 - (a) All necessary accessways to a public street or highway shall be located not less than 150 feet from any intersection with any other street.

- (b) All streets and accessways shall be designed in a manner conducive to safe exit and entrance and shall conform to the design standards for streets in Chapter 210, Subdivision and Land Development.

B. Buffer areas and landscaping.

- (1) The following buffer areas shall be provided:
 - (a) A buffer of 100 feet shall be provided, of which at least 50 feet shall be landscaped in accordance with the provisions in Article XXI.
- (2) Buffer yards shall comply with the following standards:
 - (a) The buffer yard shall be measured from the district boundary line or from the near street line where a street serves as the district boundary line.
 - (b) The buffer yard may be part of the required front, side or rear yards, and, in cases of conflict, the larger yard requirements shall apply.
 - (c) In all buffer yards, the exterior 50 feet width shall be planted with trees, shrubs, grasses and ground covers and shall be maintained and kept clean of all debris, rubbish, weeds and tall grass in conformance with existing regulations; provided, however, if such land is naturally wooded, it may continue in its natural state.
 - (d) No structure, manufacturing or processing activity or storage of materials shall be permitted in the buffer yard.
 - (e) Suitable screen planting shall be shown on the plan and shall be installed by the developer in accordance with Article XXI.
 - (f) Prior to the issuance of any building permit, complete plans showing the arrangement of all buffer yards and the placement, species and size of all plant materials and the placement, size, materials and types of fences to be placed in such buffer yard shall be reviewed by the Zoning Officer.

C. Building placement.

- (1) There shall be a minimum distance of 7540 feet between all buildings.
- ~~(2) No building shall be closer than 75 feet from the edge of any cartway of a dedicated public street.~~

D. Architectural design.

- (1) All buildings shall be of compatible architectural design with one another. No prefabricated or metal buildings shall be permitted.
- (2) All buildings shall be located, oriented, designed and constructed to create architectural interest; to further the amenities of light and air; and to maximize energy efficiency.

F. Environmental controls. All uses within the SU-1 District shall comply with all environmental controls of Article XX pertaining to noise, smoke, dust, fumes, vapors and gases, heat and glare, air quality, odor, vibration, outdoor storage and waste disposal.

§ 275- . General Design Standards

- A. General Provisions standards, subject to Article XX.
- B. Special Provisions standards, subject to Article XXI.
- C. Off-Street Parking and Loading standards, subject to Article XXII.
- D. Steep Slope Conservation District standards, subject to Article XXV.
- E. Signage, subject to Article XXIII.
- F. Landscaping, subject to Article XX.
- G. Lighting, subject to Article XX.
- H. Stormwater Management, subject to Chapter 198.

ARTICLE XIX: SU-2 SPECIAL USE DISTRICT

§ 275-118. Purpose.

The purpose of this district is to make a provision for mobile home park development when authorized by the Township Council as a conditional use. In addition, the SU-2 Special Use Overlay District provides for single-family attached dwellings, in a limited context, when authorized by the Township Council as a conditional use.

§ 275-119. Use regulations.

A. Permitted principle uses. Buildings may be erected and used and land may be used, subject to the provisions of Articles XXIX and XXX, for any of the following purposes and no other:

- (1) Any use permitted in the SU-1 District, pursuant to the provisions stated in or referred to in Article XVIII.

B. Permitted accessory uses on the same lot as the principal use.

B.C. Conditional uses.

- (1) Mobile home parks.
- (2) Billboards, subject to § 275-216.3 and § 275-216.4.
- (3) Single-family attached dwellings, including duplexes, twins and townhouses in any combination, but excluding multiplex and quadruplex units.

§ 275-121. Area and bulk regulations.

A. Permitted principle uses.

- (1) Minimum tract area: 10 acres.
- (2) Minimum tract width at street line: 500 feet.
- (3) Minimum individual lot areas: 4 acres.
- (4) Minimum lot width at building line: 200 feet.
- (5) Minimum lot width at street line: 150 feet.
- (6) Maximum height: 40 feet.
- (7) Maximum impervious surface area: 50%.
- (8) Maximum building coverage: 20%.
- (9) Minimum depth of each front and rear yard: 100 feet.
- (10) Minimum aggregate width of side yards: 200 feet.
- (11) Minimum width of each individual side yard: 100 feet.
- (12) Minimum side yard abutting the street on a corner lot: 100 feet.

B. Mobile home parks.

- (1) Minimum tract size: 10 acres, which shall not include any areas which are within a one- hundred-year floodplain, which have slopes in excess of 25% or which have wet soil conditions.
- (2) Density. The maximum density, i.e., average number of mobile homes per acre, for a mobile home park shall be 5 1/2 mobile homes per acre. In calculating density, any part of the area of the mobile home park tract which is within a one-hundred-year floodplain, which has slopes in excess of 25%, which has wet soil conditions or which is within a road, utility or stormwater easement or right-of-way shall not be counted as part of the park's area.
- (3) Open space. A mobile home park, which is designed to contain more than 20 mobile homes, shall contain the following minimum percentages of open space for use of the park residents:

| Number of Mobile Homes | Minimum Percentage of Area in Open Space |
|-------------------------------|---|
| 20 to 49 | 10% |
| 50 to 99 | 15% |
| 100+ | 20% |

- (4) Utilities: All units must be served by public sewer and public water service.
- (5) Maximum number of attached units in a building: Buildings containing single-family attached dwellings shall not exceed six dwelling units.
- (6) Minimum distance between buildings: 35 feet.
- (7) Maximum building height: 35 feet.
- (8) Perimeter setback: No building shall be less than 100 feet from the perimeter property line, and no accessory structure shall be less than 50 feet from such line (except for signs and those structures associated with ingress and egress, lighting standards, stormwater management facilities, retaining walls, benches and the like) unless the proposed development abuts a perpetually preserved conservation area, park land or open space, in which case the Township Council may, upon request of the applicant, decrease the perimeter setback applicable to building and accessory structures to a minimum setback of 25 feet. Required rear yards may encroach into a perimeter setback no more than 25 feet.

C. Single-family attached dwelling units as permitted by § 275-119A(4). Do we need this?

- (1) Minimum tract area: 25 acres.
- (2) Maximum gross density: four dwelling units per gross acre in the tract.
- (3) Minimum lot area for a single family attached unit: 2,400 square feet.
- (4) Minimum depth of rear yard: 25 feet. Detached garages and paved driveways may be located in the rear yard on lots with rear yards which abut an alley; all other accessory buildings and structures in the rear yard of lots which abut an alley must be located at least 10 feet from a property line. Notwithstanding § 275-199I of Article XXXIII, decks, patios and uncovered spaces on all lots may encroach into required rear yards no more than 12 feet.

- (5) Utilities: All units must be served by public sewer and public water service.
- (6) Maximum number of attached units in a building: Buildings containing single-family attached dwellings shall not exceed six dwelling units.
- (7) Minimum distance between buildings: 35 feet.
- (8) Maximum building height: 35 feet.
- (9) Perimeter setback: No building shall be less than 100 feet from the perimeter property line, and no accessory structure shall be less than 50 feet from such line (except for signs and those structures associated with ingress and egress, lighting standards, stormwater management facilities, retaining walls, benches and the like) unless the proposed development abuts a perpetually preserved conservation area, park land or open space, in which case the Township Council may, upon request of the applicant, decrease the perimeter setback applicable to building and accessory structures to a minimum setback of 25 feet. Required rear yards may encroach into a perimeter setback no more than 25 feet.

§ 275-122. Special design standards for Mobile Home Parks.

A. The following design standards shall apply to mobile home parks, in addition to any other standards which are generally applicable pursuant to other provisions of this chapter and/or Chapter 210, Subdivision and Land Development:

- (1) Each mobile home park shall be designed so that it contains a perimeter buffer area contiguous to the mobile home park's property boundary. The buffer area shall contain an evergreen planting strip which will screen the park from view by pedestrians at the mobile home park's property boundary. The width of the buffer area and the planting strip shall vary according to the following table based on the number of mobile homes that the park is designed for:

| Number of Mobile Home In Park | Minimum Width of Perimeter Buffer | Minimum Width of Planted Area |
|--------------------------------------|--|--------------------------------------|
| 20 to 49 | 150 feet | 25 |
| 55 to 99 | 200 feet | 40 |
| 100+ | 200 feet | 50 |

- (2) Utilities. All utilities, including telephone, electric and television lines, shall be installed underground.
- (3) Parking. There shall be a minimum of two surfaced off-street parking spaces located on or contiguous to each mobile home lot. There shall be an additional improved off-street parking space for each two mobile homes for which the park is designed.
- (4) No fuel storage container shall be larger than 275 gallons or, for gas, a capacity of 250 pounds or be located within 30 feet of an exit door from a mobile home.
- (5) Sewer and water requirements. All mobile homes in a mobile home park must be served by both public water and public sewer.

§ 275-122.1. Buffer areas and landscaping.

- A. The following buffer areas shall be provided:
 - (1) A buffer of 100 feet shall be provided, of which at least 50 feet shall be landscaped in accordance with the provisions of Article XXI.
- B. The buffer yard shall comply with the following standards:
 - (1) The buffer shall be measured from the district boundary line or from the near street line where a street serves as the district boundary line; provided, however, that parking lot aiseways (to include curbing, driveways and stormwater management system components, but not parking spaces) may be located within the buffer yard as long as the required 50 feet of landscaping area is increased by one foot for each one foot that such aisleway encroaches into the one- hundred-foot buffer area.
 - (2) The buffer yard may be part of the required front, side or rear yards, and in cases of conflict, the larger yard requirements shall apply.

§ 275-122.2. Special design standards applicable to single-family attached units.

- A. A minimum of 30% of the tract shall be designated as restricted to and used for common open space uses.
- B. The common open space provisions of Article XXXV, §§ 275-217 through 275-223 shall apply to a single-family attached development in the SU-2 Special Use District.
- C. The topography and natural features of the site shall be considered in planning, designing, locating, orienting and constructing all residential buildings and other structures to improve the aesthetic design of the development.
- D. Residential buildings and other structures shall be located and situated to promote pedestrian and visual access to open space.
- E. All utilities shall be placed and/or installed underground.
- F. Refuse stations to serve recreational areas shall be designed with suitable screening, located so as to be convenient for trash removal and not offensive to nearby residential areas.
- G. Notwithstanding the requirements of § 275-182 of Article XXXI, Off-Street Parking and Loading, in the SU-2 Special Use District four off-street parking spaces shall be provided for each dwelling unit and overflow parking shall be provided at 1.25 parking spaces per dwelling unit, which overflow parking shall be subject to the reserve parking provisions of § 275-189. For purposes of this section, the term "overflow parking" shall include all permitted on-street parking spaces and all parking spaces provided in segregated, off-street parking areas. Segregated overflow parking areas containing 10 or fewer spaces shall not be subject to the provisions and requirements of § 275-188, Screening and landscaping requirements, of Article XXXI. Parking on one side of the street shall be permitted.
- H. The provisions and requirements of § 275-214D(3) and (4) in Article XXXIV shall not apply to single-family attached dwelling units in the SU-2 Special Use District.
- I. Buffer planting. A ten-foot-wide buffer planting strip shall be provided in the perimeter property line setback area as may be required by the Township Council during the conditional use hearing and

shall contain landscaping in accordance with a landscaping plan approved by the Township, which shall be in lieu of the provisions and requirements of §§ 275-122.1 and 275-214D(1); provided, however, that no buffer planting strip shall be required in any part of a perimeter setback which abuts perpetually preserved conservation area, park land or open space.

- J. The provisions of § 275-214D(2) shall apply to single-family attached units in the SU-2 Special Use District except that shade trees and all required landscaping may be located within the street right-of-way.

§ 275- . General Design Standards

- A. General Provisions standards, subject to Article XX.
- B. Special Provisions standards, subject to Article XXI.
- C. Off-Street Parking and Loading standards, subject to Article XXII.
- D. Steep Slope Conservation District standards, subject to Article XXV.
- E. Signage, subject to Article XXIII.
- F. Landscaping, subject to Article XX.
- G. Lighting, subject to Article XX.
- H. Stormwater Management, subject to Chapter 198.

ARTICLE XII
I-1 Institutional District

§ 275-69. Purpose.

The purpose of this district is to:

- A. Provide for certain institutional uses with suitable access in areas where institutional uses already exist.
- B. Provide for institutional uses which will be located on relatively large parcels of land and designed to preserve substantial amounts of open space and natural areas for both buffer and aesthetic purposes so that the principal institutional uses will be compatible with and a benefit to existing surrounding land uses and be appropriate neighbors for higher-quality residential development.
- C. Provide for residential uses which will benefit from the presence of certain institutional uses.

§ 275-70. Use regulations. [Amended 1-13-1992 by Ord. No. 498]

A building or combination of buildings may be erected or used and land may be used or occupied, subject to the provisions of Articles XXIX and XXX, as follows:

- A. Permitted principal uses.
 - (1) Residential uses as permitted in the R-1 District, subject to all of the regulations applicable to residential uses in the R-1 District, including the cluster subdivision option, and subject to the buffer requirements of Article XXXIV.
 - (2) Planned residential development (PRD), provided that there is a minimum tract size of 70 acres and subject to the buffer requirements of Article XXXIV.
 - (3) Communications antennas mounted on an existing public utility transmission tower, building or other structure and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXXIV. **[Added 9-14-1998 by Ord. No. 588]**
- B. Conditional uses.
 - (1) Hospitals (excluding institutions primarily for treatment of psychological disorders).
 - (2) Medical or hospital affiliated offices.
 - (3) Life care facilities and intermediate care facilities, provided that there is a minimum tract area of 35 acres.
 - (4) Communications towers, subject to the standards for communications towers as conditional uses set forth at § 275-216.1, and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXXIV. **[Added 9-14-1998 by Ord. No. 588]**
- C. Permitted accessory uses.
 - (1) Accessory uses which are customarily incidental to, and on the same lot with, the principal permitted and approved conditional uses.
 - (2) A parking garage, being a building or structure of two or more stories used for the parking of motor vehicles, which shall have the following minimum dimensional standards:

§ 275-70

§ 275-72

(a) Dimensional standards.

| Angle of Parking Space (degrees) | Width Parking Space | Depth Parking Space | Aisle Width (feet) | Total Parking Module (feet) |
|---|----------------------------|----------------------------|---------------------------|------------------------------------|
| 60, one-way aisle | 8 feet 6 inches | 18 feet 6 inches | 16 | 53 |
| 70, one-way aisle | 8 feet 6 inches | 19 feet | 17 | 55 |
| 90, two-way aisle | 8 feet 6 inches | 18 feet | 24 | 60 |

(b) Columns of a combined dimension of two feet may protrude into the module dimension.

§ 275-71. Height regulations. [Amended 1-28-1991 by Ord. No. 483; 2-10-2020 by Ord. No. 810]

The maximum height of a building or other structure(s) erected, enlarged or used shall be 80 feet. No life care facility shall exceed five stories and one story of ground level parking, and it shall not exceed 55 feet in height.

§ 275-72. Area and bulk regulations. [Amended 1-28-1991 by Ord. No. 483; 1-13-1992 by Ord. No. 498]

A. Single-family dwelling units.

- (1) All area and bulk regulations for residential dwelling units shall be the same as those applicable in R-1 or PRD districts.

B. Institutional uses.

- (1) The maximum density for all buildings, other than dwelling units in a life care facility, shall be determined by a combination of the height regulations in § 275-71, the buffer areas in Subsection B(2), and the maximum building coverage in Subsection B(3).
- (2) Buffer area. A buffer area of 190 feet shall be provided along U.S. Route 1 and PA Route 352, and a one-hundred-foot buffer shall be provided along other roads and property lines, provided that the setback from property lines that abut an office district shall be a minimum of 50 feet and the setback from property lines that abut another property in an I-1 District shall be a minimum of 65 feet. The buffer area shall be measured from the street line, or other property line when the tract is not bounded by a street. **[Amended 2-25-2008 by Ord. No. 691; 2-10-2020 by Ord. No. 810]**
- (3) Maximum building coverage. Not more than 30% of any tract area shall be occupied by buildings. **[Amended 2-10-2020 by Ord. No. 810]**
- (4) Maximum impervious surface area. Not more than 60% of the area of any lot shall be occupied by buildings and other impervious surfaces.
- (5) Gross density for life care facilities. Not more than 11 dwelling units per acre; provided that the overall dwelling unit total does not exceed 380 units in the district.
- (6) Building placement.

§ 275-72

§ 275-73

- (a) No building shall be located within the required buffer areas.
- (b) No building or permanent structure shall be located less than 50 feet from any internal street line or 50 feet from any internal side or rear property line.
- (c) The distance at the closest point between any two buildings or groups of attached buildings, including accessory buildings, shall be not less than 30 feet. Connecting corridors may be permitted at the discretion of the Fire Marshal.

C. Office uses. **[Amended 6-25-2007 by Ord. No. 684]**

- (1) Density regulations. The density regulations for institutional uses shall apply to office uses. **[Amended 1-28-1991 by Ord. No. 483; 1-13-1992 by Ord. No. 498]**
- (2) Building setback and buffer area. A buffer and building setback area of 50 feet shall be provided along U.S. Route 1. In the event that an existing hospital building fronts U.S. Route 1, said two-hundred-foot buffer area required by Subsection B(2) shall be maintained for the entire width of the hospital building and 100 feet on either side thereof. A one-hundred-foot building setback and a buffer area of 25 feet (of which 15 feet shall be landscaped in accordance with the provisions in Article XXXIV) shall be provided along other property lines, except as follows:
 - (a) That the building setback from the property lines that abut a nonresidential use shall be a minimum of 50 feet with a buffer area of 25 feet (of which 15 feet shall be landscaped in accordance with the provisions of Article XXXIV);
 - (b) Where a property line abuts a residential district, containing a preserved open space of a width not less than 100 feet from the property line, a buffer will not be required within the I-1 District. There shall be a minimum building setback within I-1 District of 20 feet. A minimum distance of 120 feet shall be maintained between any building in the I-1 District and the nearest residential building in the adjoining district.

§ 275-73. Special design and development requirements. [Amended 1-28-1991 by Ord. No. 483; 4-11-1994 by Ord. No. 534]

The following special requirements shall apply to all institutional, office and life care facility uses:

- A. The required buffer areas shall be established and maintained in accordance with the provisions of Article XXXIV, § 275-213.
- B. Except for the buffer requirements as provided in § 275-72C, at least 30 feet of the required buffer areas shall be landscaped and maintained in accordance with the provisions of Article XXXIV, § 275-214. **[Amended 6-25-2007 by Ord. No. 684]**
- C. All development shall be in accordance with the environmental controls of Article XXXIII, § 275-207.
- D. Any two major points of ingress and egress shall be at least 500 feet from one another.
- E. All development shall be served by public water and public sewer.
- F. At least 1.15 parking spaces shall be provided for each dwelling unit in a life-care facility and 1.15 parking spaces for each bed in an intermediate care facility or residential personal care unit associated with a life-care facility; provided, however, that the Township Council may permit not

§ 275-73 more than 40% of the required parking spaces to be designated "reserve parking" pursuant to the provisions of § 275-189 hereof. [Added 8-24-1998 by Ord. No. 587] § 275-74

G. Except for the parking requirements set forth in Subsection F above, life-care facilities shall comply with design standards for retirement communities in Article X, § 275-48, pertaining to the planned retirement community district.

§ 275-74. Standards and criteria for approval of conditional uses.

- A. All standards and criteria of Article XXXVI, § 275-236, shall apply.
- B. Life-care facilities shall also comply with the prerequisites for authorization to develop a planned retirement community as set forth in Article X, § 275-48.
- C. The applicant must define and delineate the gross floor areas of all existing buildings, maximum building coverages and maximum impervious surfaces on all land development plans.

ARTICLE XIII
I-2 Institutional District

§ 275-75. Purpose.

The purpose of this district is to:

- A. Provide for certain institutional uses with suitable access in areas where institutional uses already exist.
- B. Provide for institutional uses which will be located on relatively large parcels of land and designed to preserve substantial amounts of open space and natural areas for both buffer and aesthetic purposes so that the principal institutional uses will be compatible with and a benefit to existing surrounding land uses and be appropriate neighbors for higher quality residential development.
- C. Provide for residential uses which will benefit from the presence of certain institutional uses.
- D. Provide for adequate parking areas associated with adjacent regional rail station facilities. **[Added 5-11-2009 by Ord. No. 704]**

§ 275-76. Use regulations. [Amended 9-14-1998 by Ord. No. 588; 5-11-2009 by Ord. No. 704]

A building or combination of buildings or tract of land may be erected or used or occupied, subject to the provisions of Articles XXIX and XXX, as follows:

- A. Permitted principal uses.
 - (1) Residential uses as permitted in the R-1 District, subject to all of the regulations applicable to residential uses in the R-1 District, including the cluster subdivision option, and subject to the buffer requirements of Article XXXIV.
 - (2) Planned residential development (PRD), provided that there is a minimum tract size of 75 acres and subject to the buffer requirements of Article XXXIV.
 - (3) Communications antennas mounted on an existing public utility transmission tower, building or other structure and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXXIV.
- B. Conditional uses.
 - (1) Boarding and nonboarding schools.
 - (2) Postsecondary schools.
 - (3) Schools for special students.
 - (4) Communications towers, subject to the standards for communications towers as conditional uses set forth in § 275-216.1, and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXXIV.
 - (5) Parking areas associated with adjacent regional rail station facilities.
- C. Permitted accessory uses.
 - (1) Accessory uses which are customarily incidental to and on the same lot with the principal

§ 275-76 permitted and approved conditional uses.

§ 275-78

§ 275-77. Height regulations.

The maximum height of dwellings and other structures erected, enlarged or used shall be 35 feet, except as provided in the special provisions of this chapter, Article XXXIV, which provide for exceptions to height regulations for certain structures. The height of structures used for institutional purposes may be increased to a maximum of 45 feet within any area that is set back at least 300 feet from perimeter property lines and 55 feet within any area that is set back at least 500 feet from perimeter property lines.

§ 275-78. Area and bulk regulations. [Amended 1-8-1990 by Ord. No. 461]

A. Single-family dwelling units.

- (1) All area and bulk regulations for residential dwelling units shall be the same as those applicable in the R-1 or PRD District.

B. Institutional uses other than parking areas associated with regional rail station facilities. **[Amended 5-11-2009 by Ord. No. 704]**

- (1) The maximum density shall not exceed 3,875 square feet of gross floor area per gross acre (i.e., acreage, including buffer areas).
- (2) Buffer area. A buffer area of 200 feet shall be provided along New Baltimore Pike, United States Route 1 and Pennsylvania Route 352, and a one-hundred-foot buffer shall be provided along other roads and property lines. The buffer area shall be measured from the street line or other property line when the tract is not bounded by a street.
- (3) Maximum impervious surface area. Not more than 35% of the area of any lot shall be occupied by buildings and other impervious surfaces.
- (4) Building placement.
 - (a) No building shall be located within the required buffer areas.
 - (b) No building or permanent structure shall be located less than 50 feet from any internal street line or 50 feet from any internal side or rear property line.
 - (c) The distance at the closest point between any two buildings or groups of attached buildings, including accessory buildings, shall be at least as great as the average height of the two adjoining buildings, but not less than 30 feet. Connecting corridors may be permitted at the discretion of the Fire Marshal.

C. Parking areas associated with adjacent regional rail facilities. **[Added 5-11-2009 by Ord. No. 704]**

- (1) Buffer area. A buffer area of 20 feet shall be provided along any public road, except at entrance areas, and a buffer area of 20 feet shall be provided along all other property lines or lease lines, except in the event of the extension of an existing parking lot. Buffer areas shall be screened and/or landscaped in accordance with § 275-188 of Article XXXI.
- (2) Maximum impervious surface area. Not more than 35% of the tract area shall be occupied by impervious surfaces.
- (3) Parking areas shall comply with the special design standards set forth in § 275-184, except that

§ 275-78

parking spaces shall not be less than nine feet in width and 17 feet in length.

§ 275-80

§ 275-79. Special design and development requirements. [Amended 5-11-2009 by Ord. No. 704]

The following special requirements shall apply to all institutional and office uses; provided, however, that Subsections B, E and F shall not apply to parking areas associated with adjacent regional rail facilities:

- A. Any required buffer areas shall be established and maintained in accordance with the provisions of Article XXIV, § 275-213.
- B. At least 30 feet of the required buffer areas shall be landscaped and maintained in accordance with the provisions of Article XXXIV, § 275-214.
- C. All development shall be in accordance with the environmental controls of Article XXXIII, § 275-207.
- D. Any two major points of ingress and egress shall be at least 500 feet from one another.
- E. All development shall be served by public water.
- F. All development shall be served by public sewer or other approved sewage disposal system approved by both the Township and the state.

§ 275-80. Standards and criteria for approval of conditional uses.

- A. All standards and criteria of Article XXXVI, § 275-236 shall apply.
- B. The applicant must define and delineate the gross floor area of: all existing buildings, maximum building coverages, and maximum impervious surfaces, on all land development plans.

ARTICLE XIV
I-3 Institutional District
[Added 12-13-2004 by Ord. No. 659]

§ 275-81. Purpose.

The purpose of this district is to:

- A. Provide for certain institutional uses with suitable access in areas where institutional uses already exist or existed.
- B. Provide for institutional and continuing care retirement community uses which will be located on relatively large parcels of land and designed to preserve substantial amounts of open space and natural areas for both buffer and aesthetic purposes so that the principal institutional uses will be compatible with and a benefit to existing surrounding land uses and be appropriate neighbors for higher-quality residential development.

§ 275-82. Use regulations.

A building or combination of buildings may be erected, used and occupied and land may be used as follows:

- A. Permitted principal uses.
 - (1) Boarding and nonboarding schools, postsecondary schools or schools for special students.
 - (2) Agricultural uses and buildings.
 - (3) Silviculture, wildlife and natural preserve or other conservation uses.
 - (4) Communications antennas mounted on an existing public utility transmission tower, building or other structure and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXXIV.
 - (5) Open space and active and passive recreation space.
- B. Conditional uses.
 - (1) Continuing care retirement community consisting of a combination of independent living units, personal care facility and skilled nursing facility, provided it meets all of the criteria for a conditional use for a continuing care retirement community as set forth in this article, including all area and bulk regulations and all other standards for a conditional use set forth in this article.
 - (2) Communications towers, subject to the standards for communications towers as conditional uses set forth at § 275-216.1, and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXXIV.
- C. Permitted accessory uses for permitted uses.
 - (1) Accessory uses which are customarily incidental to and on the same lot with the principal permitted use.

§ 275-83. Accessory uses for conditional uses.

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A. The following uses are permitted as accessory uses to a continuing care retirement community:

- (1) Common dining facilities for residents.
- (2) Recreational and social facilities for residents.
- (3) Administrative offices and operational facilities for management of the community.
- (4) Fitness center, swimming pool, physical therapy and other health care facilities and services for residents.
- (5) Snack shop and beauty shops.
- (6) Community center for residents.

§ 275-84. Area and bulk regulations.

A. For permitted uses.

- (1) Density. The maximum density shall not exceed 3,875 square feet of gross floor area per gross acre (i.e., acreage, including buffer areas).
- (2) Buffer area. A buffer area of 200 feet shall be provided along United States Route 1 and Pennsylvania Route 352, and a one-hundred-foot buffer shall be provided along other roads and property lines. The buffer area shall be measured from the street line or other property line.
- (3) Height regulations. The maximum height of structures erected, enlarged or used shall be 35 feet, except as provided in the special provisions of this chapter, Article XXXIV, which provide for exceptions to height regulations for certain structures. The height of structures used for institutional purposes may be increased to a maximum of 45 feet within any area that is set back at least 500 feet from perimeter property lines.
- (4) Maximum impervious surface area. Not more than 35% of the area of any lot shall be occupied by buildings and other impervious surfaces.
- (5) Building placement.
 - (a) No building shall be located within the required buffer areas.
 - (b) No building or permanent structure shall be located less than 50 feet from any internal road or street line, or 50 feet from any internal side or rear property line.
 - (c) The distance at the closest point between any two buildings, including accessory buildings, shall be at least as great as the average height of the two buildings, but not less than 30 feet. Connecting corridors may be permitted at the discretion of the Fire Marshal.

§ 275-85. Requirements for authorization to develop a continuing care retirement community.

The party or parties [applicant(s)] proposing to use a site as a continuing care retirement community must apply for and receive a conditional use from Township Council. The applicant for conditional use shall have the burden of presenting evidence and proving to Township Council that the proposed use will comply with all of the standards and criteria required for conditional use under this article and Article XXXVI, §§ 275-236 and 275-237.

A. Performance standards.

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- (1) The architecture, landscaping and overall site layout of the continuing care retirement community must be aesthetically and functionally compatible with existing and/or potential (currently zoned) surrounding residential land uses. The color, style, materials and scale of the buildings, structures and the project itself shall not disrupt the character of the surrounding area. Design decisions should not be limited to marketing needs and other internal considerations. In designing such a continuing care retirement community, the view to the site should be as important as the view from the site.
 - (2) The overall character of the continuing care retirement community shall be residential. The applicant must demonstrate that the proposed accessory uses will not, in fact, be principal uses and will not alter the residential character of the continuing care retirement community.
- B. Basic criteria. In determining whether or not to authorize a conditional use for a continuing care retirement community, Council shall consider the following in addition to standards and criteria set forth in § 275-236:
- (1) The relationship of the size, scope, extent and character of the specific uses proposed, to the character and type of development in the areas surrounding the site.
 - (2) Whether or not in view of its specific characteristics, the proposed continuing care retirement community would be an appropriate use in the area or whether it would have a detrimental effect on existing or potential uses in the surrounding area, which analysis shall involve a consideration of the proposed continuing care retirement community's impact on the character of the area.
 - (3) The relationship of the proposed use to the uses permitted in the surrounding area.
 - (4) The number, extent and scope of any nonconforming uses in the surrounding area and the impact of the proposed continuing care retirement community on those uses.
 - (5) Whether or not the proposed continuing care retirement community would have an adverse effect on the public health, safety and general welfare of the residents, existing or potential, in the surrounding area and in the Township as a whole.
 - (6) The effect of the proposed continuing care retirement community on traffic in the area and the nature of the surrounding traffic conditions and the degree to which the proposed design will provide safe and adequate access to roads and not result in excessive or hazardous traffic volumes.
 - (7) The effect of the proposed continuing care retirement community upon the logical, efficient and economical extension of public services and facilities, such as public water, sewers, police and fire protection, emergency medical services and schools, throughout the Township.
 - (8) The degree to which the proposed landscaping addresses the needs for plantings at the site according to the criteria in § 275-88E.
 - (9) Conformity to all relevant provisions of Chapter 210, Subdivision and Land Development, and any other applicable ordinance, code and regulation.
- C. Plans and information. In support of an application for a continuing care retirement community as a conditional use, the applicant must provide to Township Council, in addition to the requirements of Chapter 210, Subdivision and Land Development, and the requirements of this article, at least the following plans and information:

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- (1) A site plan, at a scale of one inch equals 50 feet, showing at least the following:
- (a) Location and foundation outline ("footprint") of all buildings and other structures.
 - (b) Location and layout of all parking facilities and an analysis of projected parking needs.
 - (c) The internal circulation system and its ingress and egress intersections with public roads, including the projected traffic generation and flow patterns.
 - (d) Location, configuration and size of green and open space area.
 - (e) Total building coverage and total impervious surface coverage.
- (2) A landscape plan and a statement of specific performance standards which will guide the implementation of the plan in accordance with § 275-87.
- (3) An architectural analysis, prepared by a registered architect, describing the design of the proposed buildings and major structures, which analysis will include at least the following:
- (a) A written description of the style, scale, shape, materials and colors to be used and the positioning of the buildings and structures as all these factors interrelate both with respect to the site and the continuing care retirement community itself and importantly with the architecture and views of surrounding land uses, both existing and potential.
 - (b) Elevations and general floor plans for all of the proposed buildings.
 - (c) A statement describing why the overall design of the buildings proposed to be constructed in the continuing care retirement community are aesthetically compatible with surrounding land uses.
- (4) A traffic and circulation plan, prepared by a civil engineer with substantial traffic engineering experience, which describes at least the following:
- (a) The continuing care retirement community's traffic generation and parking needs.
 - (b) The impact of the continuing care retirement community's traffic on existing traffic at proposed ingress and egress intersections with public roads.
 - (c) Emergency vehicle access.
 - (d) Proposed traffic safety improvements, on and off site, including all traffic control devices.
- D. In authorizing a continuing care retirement community as a conditional use, Council may attach such conditions and safeguards, in addition to those already required by this article, as it may deem necessary to implement the purposes of the Municipalities Planning Code and this article and to protect the public welfare, which conditions and safeguards may relate to, but are not limited to, the design of the buildings, the presentation or reuse of existing historical buildings and structures, landscaping and its maintenance as a sight or sound screen, lighting, noise, safety and the prevention of noxious, offensive or hazardous conditions.

§ 275-86. Buildings.

A continuing care retirement community shall consist of a multiple-dwelling-unit building or buildings containing a combination of independent living units, personal care units and a skilled nursing facility.

§ 275-87. Area and bulk regulations.

- A. Minimum tract size: 30 acres.
- B. Maximum building height: four stories provided that elevator cores shall not be considered when calculating building height.
- C. Maximum density: four dwelling units per acre. each independent living unit and each personal care unit in a personal care facility shall constitute a dwelling unit for purposes of calculating density. Every five beds in a skilled nursing facility shall be considered a dwelling unit for purposes of calculating density. Independent living units shall constitute at least 80% of the total dwelling units and skilled nursing beds in a continuing care retirement community.
- D. Maximum building coverage: 20%.
- E. Total impervious coverage: 50%.
- F. No building or accessory structure shall be less than 100 feet from the perimeter property line, except for signs and those structures associated with ingress and egress, internal circulation and lighting standards.

§ 275-88. Additional design standards for a continuing care retirement community.

- A. Public water and public sewer service is required.
- B. All utility lines shall be placed underground.
- C. Parking. 1.15 parking spaces for each independent dwelling unit, one parking space for each four personal care units and one parking space for each four beds in a skilled nursing facility.
- D. Lighting. Adequate lighting shall be provided for all buildings, private roads and parking areas. Such lighting shall provide sufficient light for the safety of residents and other persons; and be arranged and of such character so as to protect all dwelling units on the property from glare or direct light and all adjoining properties or streets from any direct glare or hazardous interference of any kind. No such lighting shall exceed 15 feet in height.
- E. Landscaping.
 - (1) A landscaping plan shall be submitted at the time when all other required plans are submitted. The applicant will make every effort to preserve existing trees greater than 10 inches in caliper.
 - (2) The landscaping plan shall be based on the following:
 - (a) The functional and aesthetic factors which relate to the site to the principal and accessory buildings and other structures.
 - (b) The desirability of concealing and/or enhancing the views to, from and/or within the site.
 - (c) The desirability of screening and complementing proposed buildings or other structures.
 - (d) The desirability of creating visual interest for the residents of the continuing care retirement community.
 - (3) The landscaping plan shall reflect the following:
 - (a) An analysis of the site in terms of: existing views to and from the areas which are proposed

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for development; existing topography and vegetation conditions; and other existing conditions which are relevant to the site.

- (b) An analysis of proposed planting and other landscaping needs as related to: screening buildings and sections of buildings; screening parking areas and other areas where vehicles are parked; screening storage areas; screening site utilities; and other appropriate types of screening.
 - (c) The consideration of locations where plantings and other landscaping is needed to: provide visual interest; define outdoor spaces; compliment the proposed architectural style; and achieve other functional and aesthetic goals.
- (4) The preliminary and final landscaping plans shall reflect the following detailed criteria. However, depending on the ways in which Subsection E(1), (2), and (3) above are analyzed relative to the particular site in question, the specific numerical requirements may be satisfied by the applicant by the proposed installation of an equivalent number and/or size of trees and shrubs on the site in the locations where plants are most needed and functional (as used here, "equivalent" means equal in terms of the total costs of the plants and their installation); and by the grouping of trees and shrubs, rather than the placement of them at specific intervals.
- (a) Shade trees shall be provided along all streets where there are no existing shade trees. When planted, shade trees shall be no closer than two feet from the edge of the right-of-way line. No less than one tree of 3 1/2 inches to four inches in caliper shall be planted for each 50 feet of roadway length (excluding service roads and roads through parking lots). However, it is recommended that shade trees be grouped where appropriate in accordance with specific site needs and objectives rather than be spaced at regular intervals.
 - (b) The outer perimeter of all parking areas shall be screened. Effective screens may be accomplished through the use of plant materials, fencing or walls and/or mounding through the use of earthen berms.
 - (c) All parking lots shall be landscaped. One shade tree of two inches to 2 1/2 inches in caliper shall be planted for every five parking spaces, if there are no existing shade trees. Shrubs, ground covers and other plant materials are encouraged to be used to complement the trees.
 - (d) Landscaping and planting areas shall be reasonably dispersed throughout the parking lot, except that landscaped "islands" shall be provided at the end of each parking bay. Such "islands" shall be a minimum of eight feet in width and 18 feet in length, and shall be provided to enhance the appearance of the parking area and to control access and movement within the parking area.
 - (e) All buildings shall be landscaped in accordance with the following criteria:
 - [1] A combination of evergreen and deciduous trees and shrubs shall be used as "foundation" plantings, i.e., plantings to be installed in reasonable proximity to the facades.
 - [2] One specimen deciduous tree of four inches to five inches in caliper shall be planted for every 25 feet of length of building facade measured from end to end of buildings, without regard to indentations and the like in the building, facades and excluding enclosed walkway connectors and elevator cores, such tree to be a minimum of 11 feet to 13 feet in height at the time of planting; and one, eight-foot to ten-foot specimen evergreen tree shall be planted for every 50 feet of length of building

facade, measured as set forth above.

- [3] Five evergreen and/or deciduous shrubs shall be planted for every 20 feet of length of building facade.
- [4] Trees and shrubs shall be grouped in accordance with specific needs and objectives.
- (f) Other landscaping shall be provided along walkways, in courtyards, around sitting areas, at the entrance to the site and in other highly visible locations, especially along property lines where planting will screen views and provide privacy.
- (g) The locations, type, size, height and other characteristics of landscaping shall be subject to the review and approval of Township Council.
- (5) The preliminary landscaping plan shall be drawn at a scale of at least one inch equals to 50 feet. It shall be totally coordinated with the overall site plan and shall contain the following:
 - (a) A delineation of existing and proposed plant materials.
 - (b) A delineation of other landscaping features such as berms, planting beds to be used for herbaceous plants, areas to be devoted to lawns, areas to be devoted to meadows and other elements of the proposed improvements.
 - (c) Notes describing the proposed improvements and their relationship to the criteria as stated in Subsection E(1), (2), (3) and (4) above.
- (6) One color rendering of a preliminary landscaping plan shall be submitted for review by the Township, in addition to the number of prints which are otherwise required. The color rendering shall reflect total coordination with the overall site plan in terms of its relationship to proposed buildings, roads, parking areas, walks, walls, fencing, benches, signs, lighting and other like structures.
- (7) After the Township has reviewed the preliminary landscaping plan and submitted comments on the plan to the applicant, a final landscaping plan shall be submitted. The final landscaping plan shall be drawn in greater detail than the preliminary plan. It shall be totally coordinated with the overall site plan and shall contain the following:
 - (a) A final version of the plan requirements stated in Subsection E(5) for a preliminary plan.
 - (b) A plant list wherein the botanical and common name of the proposed plants are tabulated, along with the quantity, caliper, height and other characteristics.
 - (c) Details for the planting and staking of trees, the planting of shrubs and any other details which depict other related installation.
 - (d) Information in the form of notes or specifications concerning planting beds to be used for herbaceous plants, areas to be devoted to lawns, areas to be devoted to meadows and the like. Such information shall convey the proposals for seeding, mulching and the like.

F. Buildings.

- (1) The topography and natural features of the site and the direction of prevailing winds and solar orientation shall be considered in planning, designing, locating, orienting and constructing all residential and accessory buildings and other structures to improve the aesthetics and energy efficiency of the development.

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- (2) Residential buildings and other structures shall be located, oriented and designed to create architectural interest and to preserve amenities of light and air, recreation and visual enjoyment.
- (3) Where and whenever possible existing historical buildings or structures will be preserved and/or reused. The Township Council will consider up to a 25% increase in the density of dwelling units in proportion to the size and number of historical buildings that are preserved or reused.
- (4) Residential buildings and other structures shall be located and situated to promote pedestrian and visual access to open space.
- (5) Multi-dwelling-unit buildings shall be designed and constructed in staggered groups, the arrangement of such buildings shall create a physical distinction in the lines of the facades and roofs creating a campus atmosphere.
- (6) Development near the perimeter of the property shall be designed to be harmonious with neighboring land uses.
- (7) No common parking area shall be closer than 25 feet to any building.
- (8) No principal building shall be erected closer than 30 feet from another principal building.

ARTICLE XV
I-4 Institutional District
[Added 6-26-2006 by Ord. No. 673]

§ 275-89. Purpose.

The purpose of this district is to:

- A. Provide for health-related institutional uses which will be located on relatively large parcels of land.

§ 275-90. Use regulations.

A building or combination of buildings may be erected, used and occupied and land may be used as follows:

A. Permitted principal uses.

- (1) Residential uses as permitted in the R-1 District, subject to all of the regulations applicable to residential uses in the R-1 District.
- (2) Communication antennas mounted on an existing public utility transmission tower, building or other structure and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXXIV.

B. Conditional uses.

- (1) Hospital (excluding institutions primarily for treatment of psychological disorders) or outpatient health care and other health care services, including but not limited to any of the following: diagnostic services; rehabilitation services; dialysis center; diabetes or other diseases center; nutrition center; outpatient surgical center; wound care center; balance center; adult day care; wellness center; home care and hospice program; durable medical equipment facility; or other health care technologies or services of a similar nature providing care for the health needs of persons in the community.
- (2) Personal care facility, assisted living facility, dementia/Alzheimer's facility, nursing facility, skilled nursing facility not within a continuing care retirement community;
- (3) Office space related to hospital, extended care or medical and health care-related uses;
- (4) Supportive services for health care, including but not limited to any of the following: day-care center; meeting or conference rooms; nursing or other health services school; thrift shop; recreation and or fitness facility; pharmacy; and food service; provided that any such supportive services use is operated in connection with a building used for one of the purposes identified in Subsection B(1), (2) or (3) above.
- (5) Communication towers, subject to the standards for communications towers as conditional uses set forth at § 275-216.1, and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXXIV.

C. Permitted accessory uses for permitted uses.

- (1) Accessory uses which are customarily incidental to and on the same lot with the principal permitted uses as enumerated in § 275-19B.

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D. Permitted accessory uses for conditional uses.

- (1) Accessory uses which are customarily incidental to and on the same lot with the conditional uses including but not limited to guard houses and or entrance gating.
- (2) A parking garage, being a building or structure of two or more stories used for the parking of motor vehicles, in accordance with the requirements of § 275-70C(2)(a) and (b) of Article XII.

§ 275-91. Area and bulk regulations.

A. For permitted uses.

- (1) Area and bulk regulations of § 275-21A shall apply.

B. For conditional uses.

- (1) Minimum tract size: 10 acres.
- (2) Minimum width at building line: 200 feet.
- (3) Maximum building height: Four stories not exceeding 55 feet.
- (4) Maximum impervious surface area: 60%.
- (5) Maximum building coverage: 25%.
- (6) Building setbacks.

(a) The front yard building setback shall be as follows:

| Number of Stories | Front Yard Setback (feet) |
|--------------------------|--------------------------------------|
| 1 or 2 | 50 |
| 3 | 60 |
| 4 | 70 |

Above front yard setback shall not apply to permitted signs and those structures associated with ingress and egress, including but not limited to guard houses and or entrance gates.

- (b) Each side yard shall be a minimum of 35 feet.
- (c) Rear yard setback shall be a minimum of 50 feet.
- (d) The distance at the closest point between any two freestanding buildings, except accessory buildings, shall be at least 30 feet.
- (7) Density. All uses shall comply with the area and bulk requirements of this section, except that personal care, assisted living and dementia/Alzheimer's facilities shall have no more than 35 beds per net acre of lot area attributable to such facility.
- (8) Parking. Parking for all uses shall be provided pursuant to Article XXXI, except that parking for personal care, assisted living, dementia/Alzheimer's, nursing or skilled nursing facilities shall be provided at the rate of 1/2 off-street parking space for each bed, plus one for each

§ 275-91 employee on the shift of the greatest employment.

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§ 275-92. Special design and development requirements.

A. Buffer area. The following buffer areas shall be required in accordance with Article XXXIV:

- (1) A buffer area along each public street of not less than 50 feet from the edge of the right-of-way and a buffer area along each internal street of not less than 15 feet from the right-of-way which shall be free of all improvements except for signs, landscaping and those structures associated with ingress and egress, including but not limited to guard houses and/or entrance gates.
- (2) A buffer area along each property line abutting a residentially zoned district, provided that the adjacent property is not used for nonresidential purposes pursuant to a conditional use permit, of not less than 50 feet, which shall be landscaped and which shall contain a planted visual barrier in accordance with the provisions in Article XXXIV.
- (3) A buffer area along each property line abutting a zoning district other than a residentially zoned district or a residentially zoned district used for nonresidential purposes pursuant to a conditional use permit, of a minimum of 25 feet, which shall be landscaped and which shall contain a planted visual barrier in accordance with the provisions in Article XXXIV.

ARTICLE XVIII
OR-3 Outdoor and Indoor Recreation District
[Added 2-23-1998 by Ord. No. 582]

§ 275-105. Purpose.

The OR-3 Outdoor and Indoor Recreation District is designed to provide specific opportunities for active and passive outdoor and indoor recreational use. The OR-3 District is also designed to allow appurtenant community uses.

§ 275-106. Use regulations.

In OR-3 Districts, land and water areas may be used and facilities may be erected, altered or used, subject to the provisions of Articles XXIX and XXX, for any of the following purposes:

A. Uses permitted as a conditional use.

- (1) Active recreational uses, such as: badminton, baseball (hard and soft), basketball, camping, croquet, fishing, fitness exercise, football, golf, handball, hockey (field or ice), horseback riding, ice skating, lacrosse, picnicking, pitch and putt, quoits and horseshoes, running or jogging, seesaw, skiing, sledding, sliding boards, soccer, swimming and diving (recreational or instructional), swimming meets (regulation controlled), swings, tennis (all types), tetherball, volleyball and wading.
- (2) Uses typically associated with a community center, including, but not limited to: all-purpose recreational and community facilities, child-care facilities, conference facilities, exercise and/or weight rooms, gymnasium, locker rooms, a natatorium that may include wading and physical rehabilitation pools, and physical rehabilitation facilities.
- (3) Physical therapy, rehabilitation, sports medicine treatment, procedures related to the foregoing, and wellness and prevention health education activities.
- (4) Communications towers, subject to the standards for communications towers as conditional uses set forth at § 275-216.1, and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXXIV. **[Added 9-14-1998 by Ord. No. 588]**

B. Accessory uses to the above conditional uses.

- (1) Accessory uses of the same tract and customarily incidental to the above conditional uses.
- (2) Snack bar service.
- (3) Parking in accordance with Article XXXI.
- (4) Signs in accordance with Article XXXII.
- (5) Accessory uses on the same tract that are normal and customary for a community center, including activities that support a community or community-based organization.
- (6) Communications antennas mounted on an existing public utility transmission tower, building or other structure and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXXIV. **[Added 9-14-1998 by Ord. No. 588]**

§ 275-107. Height regulations.

The maximum height of buildings and other structures erected, enlarged or used shall be 35 feet, except as provided in Article XXXIV, which provides exceptions to height regulations for certain structures.

§ 275-108. Area and bulk regulations.

- A. Minimum tract area. The minimum tract area for OR-3 Districts shall be four acres.
- B. Minimum tract width at street line: 100 feet.
- C. Setbacks for indoor facility buildings and service buildings. Indoor facility buildings allowed under § 275-106 above and service buildings required to support the activities permitted in an OR-3 District, such as change buildings, food service, chemical treatment and pump buildings, spectator stands, etc., shall be subject to the following setback requirements from the property line (provided that where several parcels are being used jointly for a community center and related uses, the property line shall not include the interior property lines of the parcels):
 - (1) Front yard: 150 feet.
 - (2) Side yards: an aggregate of 125 feet, with a minimum of 50 feet.
 - (3) Rear yard: 100 feet.
- D. Maximum impervious surface area and building coverage. Not more than 35% of the area of the property shall be covered by impervious surfaces, and not more than 20% of the property shall be occupied by buildings.

§ 275-109. Plan submission, review and approval.

Each application for a permit to erect, construct or enlarge any building within an OR-3 Recreation District, or to modify a previously approved plan, shall require a conditional use application.

ARTICLE XVII
OR-2 Outdoor Recreation District

§ 275-99. Purpose.

The OR-2 Outdoor Recreation District is designed to provide specific opportunities for active and passive outdoor recreation use in conjunction with small-to-medium-size properties, like Lenni Park, Indian Orchards and Gleave Baker Park. The OR-2 District is also designed to accommodate conservation, nature study and natural resource protection.

§ 275-100. Use regulations.

In OR-2 Districts, land and water areas may be used and facilities may be erected, altered or used, subject to the provisions of Articles XXIX and XXX, for any of the following purposes:

A. Permitted principal uses.

- (1) All uses permitted in the OR-1 District.
- (2) Active recreational uses, such as: badminton, baseball (hard and soft), basketball, croquet, fishing, football, golf, handball, hockey (field or ice), horseback riding, ice skating, lacrosse, picnicking, pitch and putt, quoits and horseshoes, seesaw, skiing, sledding, sliding boards, soccer, swimming and diving, swimming meets (regulation controlled), swings, tennis (all types), tetherball, volleyball and wading.
- (3) Communications antennas mounted on an existing public utility transmission tower, building or other structure and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXXIV. **[Added 9-14-1998 by Ord. No. 588]**

B. Accessory uses to permitted uses.

- (1) Accessory uses on the same tract and customarily incidental to the above permitted uses.
- (2) Parking in accordance with Article XXXI.
- (3) Signs in accordance with Article XXXII.

C. Conditional uses.

- (1) Any principal uses permitted in the R-1 Residential District.

§ 275-101. Height regulations.

The maximum height of buildings and other structures erected, enlarged or used shall be 35 feet, except as provided in Article XXXIV which provides exceptions to height regulations for certain structures.

§ 275-102. Area and bulk regulations.

A. Permitted principal uses.

- (1) Minimum tract area. The minimum tract area for OR-2 districts shall be one acre, except that in the case of golfing facilities, there shall be a minimum area of 50 acres for a nine-hole regulation course or eighteen-hole par three course, and a minimum area of 100 acres for an eighteen-hole regulation course.

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(2) Minimum tract width at street line: 50 feet.

(3) Setbacks for service buildings. Service buildings required to support these activities such as change buildings, food service, chemical treatment and pump buildings, spectator stands, etc., shall be permitted and shall be located no closer than 100 feet from any adjacent property line.

B. Conditional uses.

(1) The area and bulk regulations in § 275-21A shall apply to any R-1 type uses.

§ 275-103. Special design and development requirements.

- A. Food service facilities. Food service facilities shall be limited to snack bar or counter service, except in the case of golf facilities which require a minimum of 50 acres of land and on which dining room facilities will be permitted. Snack bar and counter service operations shall be limited to the hours during which the other facilities are open for use.
- B. Alcoholic beverages. The sale or use of alcoholic beverages is prohibited except as part of dining room facilities permitted under Subsection A above and under state license.
- C. Sale of sporting gear. The sale of sporting gear shall be limited to items used directly for activities permitted under each particular application.
- D. Minimum width and grade of drives. Ingress and egress drives shall be a minimum of 20 feet in width and grades shall not exceed a maximum of 12%. The open space on which the drives are located shall have a width of not less than 50 feet.

§ 275-104. Plan submission, review and approval.

Each application for a permit to erect, construct or alter any building within an OR Recreation District, or to modify a previously approved plan, shall comply with the applicable provisions in Article XXXIV, Special Provisions.

ARTICLE XVI
OR-1 Outdoor Recreation District

§ 275-93. Purpose.

The OR-1 Outdoor Recreation District is designed to provide specific opportunities for passive outdoor recreational use in conjunction with large properties like the Tyler Arboretum and Ridley Creek State Park. The OR-1 District is also designed to create areas for nature study, historic interpretation and the conservation of natural resources.

§ 275-94. Use regulations.

In OR-1 Districts, land and water areas may be used and facilities may be erected, altered or used, subject to the provisions of Articles XXIX and XXX, and any of the following purposes:

A. Permitted principal uses. [**Amended 9-14-1998 by Ord. No. 588**]

- (1) Passive recreation uses, such as parks, nature study areas and trails.
- (2) Conservation uses, including woodlands, lakes, ponds, streams and related resources.
- (3) Agricultural uses.
- (4) Communications antennas mounted on an existing public utility transmission tower, building or other structure and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXXIV.

B. Accessory uses to permitted uses.

- (1) Accessory use on the same tract and customarily incidental to the above permitted uses.
- (2) Parking in accordance with Article XXXI.
- (3) Signs in accordance with Article XXXII.

C. Conditional uses.

- (1) Any principal uses permitted in the R-1A Residential District.
- (2) Active recreational uses.

§ 275-95. Height regulations.

The maximum height of buildings and other structures erected, enlarged or used shall be 35 feet, except as provided in Article XXXIV, which provides exceptions to height regulations for certain structures.

§ 275-96. Area and bulk regulations.

A. Permitted principal uses.

- (1) Minimum tract area. The minimum tract area for OR-1 districts shall be 10 acres.
- (2) Minimum tract width at street line: 200 feet.
- (3) Setbacks for service buildings. Service buildings required to support these activities such as change buildings, food service, chemical treatment and pump buildings, spectator stands, etc.,

§ 275-96 shall be permitted and shall be located no closer than 200 feet from any adjacent property line. § 275-98

B. Conditional uses.

- (1) The area and bulk regulations of § 275-17A shall apply to any R-1A type uses.
- (2) There shall be no minimum tract area requirement with respect to active recreational uses in the OR-1 Districts, except that in the case of golfing facilities, there shall be a minimum area of 50 acres for a nine-hole regulation course or eighteen-hole par three course, and a minimum area of 100 acres for an eighteen-hole regulation course.

§ 275-97. Special design and development requirements.

- A. Food service facilities. Food service facilities shall be limited to snack bar or counter service, except in the case of golf facilities which require a minimum of 50 acres of land and on which dining room facilities will be permitted. Snack bar and counter service operations shall be limited to the hours during which the other facilities are open for use.
- B. Alcoholic beverages. The sale or use of alcoholic beverages is prohibited except as part of dining room facilities permitted under Subsection A above and under state license.
- C. Sale of sporting gear. The sale of sporting gear shall be limited to items used directly for activities permitted under each particular application.
- D. Minimum width and grade of drives. Ingress and egress drives shall be a minimum of 20 feet in width and grades shall not exceed a maximum of 12%. The open space on which the drives are located shall have a width of not less than 50 feet.

§ 275-98. Plan submission, review and approval.

Each application for a permit to erect, construct or alter any building within an OR Recreation District, or to modify a previously approved plan, shall comply with the applicable provisions of Article XXXIV, special provisions, relating to plan submittal and review.

ARTICLE XXVIII
M Manufacturing and Industrial District

§ 275-161. Purpose.

The M Manufacturing and Industrial District is designed primarily to meet the special requirements of the Township's older, established industrial areas and to provide standards for the possible extension of general industrial development on the same lot or tract. The district regulations are intended to provide for a broad range of industrial and related activities which are responsive to the demands of modern industrial development. The regulations are also intended to safeguard adjoining properties and to avoid environmental disturbances.

§ 275-162. Use regulations.

A building or combination of buildings on a lot or within an industrial district may be erected, altered or used, and a lot or premises may be used, subject to the provisions in Articles XXIX and XXX, for any of the following purposes:

A. Permitted principal uses.

- (1) Scientific or industrial research, testing or experimental laboratory or similar establishment for research or product development, provided that no processing shall be permitted except insofar as such processing is incidental to a research, experimental or testing process.
- (2) Office building or office.
- (3) Manufacture and assembly of small home, commercial and industrial electrical appliances, supplies and equipment (not including electrical machinery); electrical or electronic instruments and devices, such as precision instruments and measuring and control devices; medical, dental, drafting and similar scientific and professional instruments; optical goods and equipment; clocks and watches; and jewelry, cameras and photographic equipment.
- (4) Manufacture and packaging of products from previously prepared and manufactured materials, such as canvas, cloth, glass, fur, feathers, felt, leather, paper, wood and plastics, including clothing and other textile products.
- (5) Printing, publishing, book binding or similar establishments.
- (6) Processing of dairy and confectionery products.
- (7) Light metal processes, including metal finishing, grinding, polishing and heat treatment, metal cutting and extrusion of small products (such as costume jewelry and pins); assembly and manufacture of radio and television receivers; manufacture of light machinery (such as business machines).
- (8) Indoor storage building or warehouse, to include warehousing known as "mini storage," consisting of multiple warehouses which are either leased or sold; bottling establishment.
- (9) Governmental or public utility use or building.
- (10) An industrial park designed to accommodate or comprise a group of any of the industrial uses permitted in this district.
- (11) Communications antennas mounted on an existing public utility transmission tower, building

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or other structure and communications equipment buildings. [Added 9-14-1998 by Ord. No. 588]

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B. Accessory uses to permitted principal uses.

- (1) Accessory use on the same lot with and customarily incidental to any of the above permitted uses, which use may include living quarters for watchmen and a restaurant or cafeteria facility for employees and occupants of a permitted use.
- (2) Parking in accordance with Article XXXI.
- (3) Signs in accordance with Article XXXII.

C. Conditional uses.

- (1) Any use permitted in the B Business District, except for a restaurant, personal service shop, motel, place of amusement, dwelling or similar use.
- (2) Distributing or trucking establishment.
- (3) Food products processing.
- (4) Chemical processes not involving noxious odors or danger from fire or explosion; compounding of perfumes and pharmaceutical products.
- (5) Quarrying, provided that the minimum tract area is 10 acres.
- (6) Any use of the same general character as any use permitted in this district above, not to include use normally considered as "heavy industry," including, but not limited to, such uses as abattoir, distillation of bones, coal or wood; the manufacture of fertilizer, fireworks, explosives, iron or steel, linoleum, paint or rubber; petroleum refining; leather tanning, or any use substantially similar thereto.
- (7) Communications towers, subject to the standards for communications towers as conditional uses set forth at § 275-216.1, and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXXIV. [Added 9-14-1998 by Ord. No. 588]
- (8) Regional rail facilities. [Added 7-25-2011 by Ord. No. 720]

§ 275-163. Height regulations.

The maximum height of buildings and other structures erected, enlarged or used shall be 55 feet, except as provided in the Article XXXIV, Special Provisions, which provides for exceptions to height regulations for certain structures.

§ 275-164. Area and bulk regulations.

A. Permitted principal uses and conditional uses, except for § 275-162C(5).

- (1) Minimum lot area: two acres for each principal permitted building.
- (2) Minimum lot width at building line: 150 feet.
- (3) Minimum lot width at street line: 150 feet.
- (4) Maximum impervious surface area: 60%.

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- (5) Maximum building coverage: 40%.
 - (6) Minimum depth of front and rear yard: 90 feet.
 - (7) Minimum aggregate width of side yards: 160 feet.
 - (8) Minimum width of each individual side yard: 75 feet.
 - (9) Minimum yard abutting the street on a corner lot: 90 feet.
- B. Other uses. For certain conditional uses, the area and bulk regulations shall be as follows: **[Added 7-25-2011 by Ord. No. 720]**
- (1) Regional rail facilities.
 - (a) There shall be no minimum tract or lot area requirements.
 - (b) Setbacks for parking garages, parking lots, station buildings and other occupied buildings shall be located no closer than 50 feet from adjacent residential property lines.
 - (c) There shall be no minimum setbacks from the street line.

§ 275-165. Special design and development requirements.

- A. Environmental controls. Each permitted use shall comply with the environmental controls contained in Article XXXIII which relate to the characteristics and conduct of a use relative to various air, water and land disturbances.
- B. Buffer area and landscaping. All uses in the M Districts shall provide and maintain landscaped grounds and make any other suitable screening provision which is necessary to adequately safeguard the character of adjacent districts. Along each property line which directly abuts a residential district, a buffer area not less than 100 feet in width shall be provided, of which at least 30 feet shall be landscaped with trees and shrubs. All buffer areas and landscaping shall be in accordance with Article XXXIV.
- C. Distance between buildings. The distance at the closest point between buildings or groups of buildings on a lot shall be at least 50 feet.

§ 275-166. Plan submission, review and approval.

Each application for a permit to erect, construct or alter any building within a M Manufacturing District or to modify a previously approved plan shall comply with the applicable provisions of Article XXXIV relating to plan submittal and review.

ARTICLE XXI
General Business District

§ 275-123. Purpose.

The B General Business District is designed to provide opportunities for neighborhood commercial uses of the type which primarily serve the needs of surrounding residential areas. These districts are intended to have access to a major road and to be compatible with adjoining noncommercial uses and districts.

§ 275-124. Use regulations. [Amended 1-8-1990 by Ord. No. 461; 6-24-1996 by Ord. No. 569; 6-23-1997 by Ord. No. 576]

A building may be erected, altered or used and land may be used, subject to the provisions in Articles XXIX and XXX for any of the following purposes and no other:

A. Permitted principal uses.

- (1) Retail store, convenience store, office or office building, post office, bank or other financial institution. **[Amended 11-8-2004 by Ord. No. 658]**
- (2) Restaurant.
- (3) Barber- or beauty shop.
- (4) Dressmaking, millinery, tailor, shoe repair or similar custom shop for the repair or servicing of articles sold at retail on the premises; bakery or confectionery; provided that such uses employ not more than five persons.
- (5) Newspaper or job printing shop employing not more than five persons.
- (6) Jewelry, radio, television, refrigerator or similar appliance shop, including service and repairs.
- (7) Communications antennas mounted on an existing public utility transmission tower, building or other structure and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXXIV. **[Added 9-14-1998 by Ord. No. 588]**

B. Accessory uses to permitted principal uses. The following are permitted only as accessory uses:

- (1) Uses on the same lot which are customarily incidental to the principal uses permitted in Subsection A.
- (2) Parking in accordance with Article XXXI.
- (3) Signs in accordance with Article XXXII.
- (4) Specifically permitted accessory uses include storage, within a completely enclosed building or in an area not visible from an adjoining street or residential use, which storage is customarily incidental to the principal use of the lot.
- (5) In conjunction with a convenience store, the dispensing of motor vehicle fuels from underground tanks, which may include a canopy structure over the motor vehicle fueling positions.

C. Conditional uses.

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- (1) Motel, hotel or inn.
- (2) Laundry, dry-cleaning, dyeing or clothes-pressing establishment, provided that nonflammable solvents are used in the cleaning process and that the process shall be free from obnoxious odors, fire or explosion.
- (3) Personal service or custom shop other than a use permitted in Subsection A.
- (4) Public garage; motor vehicle sales, service or repair shop (not including a junk or wrecking yard); gasoline service station; and motor vehicle parking lot, provided that all repair, lubrication or car washing shall be performed within a completely enclosed building.
- (5) Drive-in restaurant or refreshment stand where patrons are served food and/or drinks for immediate consumption outside the building but on the premises and fast-food restaurant with drive-through restaurant service accessory thereto.
- (6) Indoor or outdoor place of amusement other than an open-air or drive-in theater.
- (7) Business, trade or private school.
- (8) Mortuary, funeral establishment and cemetery limited to the cremation of human remains.
- (9) Commercial greenhouse.
- (10) Kennel, animal hospital and veterinary clinic or office.
- (11) Private club for recreation.
- (12) Day-care centers.
- (13) Any alteration, enlargement, change or modification to any of the conditional uses set forth under Subsection C(1) through (12) above previously approved, including the addition of any of the permitted uses under Subsection A hereof on the same lot as the conditional use, shall require conditional use approval.
- (14) Communications towers, subject to the standards for communications towers as conditional uses set forth at § 275-216.1, and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXXIV. **[Added 9-14-1998 by Ord. No. 588]**

§ 275-125. Height regulations.

The maximum height of buildings and other structures to be erected or enlarged shall be 35 feet, except as provided in Article XXXIV under height limit exemptions.

§ 275-126. Area and bulk regulations. [Amended 1-8-1990 by Ord. No. 461].

A. Permitted principal uses.

- (1) Minimum lot area: one acre for each principal permitted building.
- (2) Minimum lot width at building line: 100 feet.
- (3) Minimum lot width at street line: 100 feet.
- (4) Maximum impervious surface area: 65%.

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- (5) Maximum building coverage: 25%.
- (6) Minimum depth of front and rear yard: 60 feet.
- (7) Minimum aggregate width of side yards: 60 feet.
- (8) Minimum width of each individual side yard: 25 feet.
- (9) Minimum yard abutting the street on a corner lot: 60 feet.

B. Conditional uses.

- (1) Minimum lot area: two acres for each principal permitted building.
- (2) Minimum lot width at building line: 200 feet.
- (3) Minimum lot width at street line: 150 feet.
- (4) Maximum impervious surface area: 40%.
- (5) Maximum building coverage: 20%.
- (6) Minimum depth of front and rear yards: 100 feet.
- (7) Minimum aggregate width of side yards: 125 feet.
- (8) Minimum width of each individual side yard: 60 feet.
- (9) Minimum yard abutting the street of a corner lot: 100 feet.

§ 275-127. Special design and development requirements.

- A. Access. Any lot or area used for off-street parking or for the storage or movement of motor vehicles shall, except for the necessary accessways, be separated from the street or highway by a raised curb, planting strip, wall or other suitable barrier against unchanneled motor vehicle entrance or exit. The layout of any such parking lot or area shall be designed in such a manner as to prohibit vehicles from backing out onto the street, and the capacity and arrangement of the lot shall be adequate for all related uses and sufficient to prevent the backup of vehicles on a street while awaiting entry on the lot.
- B. Outdoor lighting. All driveways, parking areas and vehicle maneuvering areas shall be adequately illuminated, and all exterior or outdoor lighting shall be arranged in such a manner so as to protect adjoining property and traffic from any glare or hazardous interference of any kind. All such lighting shall be equipped with glare-shielding devices and be not more than 20 feet in height.
- C. Buffering. Along each property line which directly abuts any residential district or any use permitted in those districts, a buffer area of not less than 100 feet in width, of which not less than 25 feet shall be landscaped, shall be provided. Along any property line which abuts any other use along any street line, a buffer area of not less than 25 feet in width, of which not less than 15 feet shall be landscaped, shall be provided. All landscaping shall be designed, installed and maintained in accordance with Article XXXIV.
- D. Rubbish. All trash and rubbish storage areas shall be screened from public view and from view of any surrounding uses. The screening of such storage areas shall be shown on the landscaping plan. The proposed methods for storing and removing trash and rubbish shall be noted on plans submitted

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for approval and permits.

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- E. Public water and public sewer. All development in the B District shall be served by public water and public sewer.

§ 275-128. Special provisions for B Business District. [Added 11-8-2004 by Ord. No. 658]

- A. In expansion of the purposes and community development objectives contained in Article I of this chapter, and the policies and recommendations of the Township's Comprehensive Plan, as amended, the primary intent of this section is to provide for designated uses and the appropriate dimensional standards which promote controlled development and the expansion of attractive uses.
- B. The following area and bulk regulations shall apply to all permitted principal uses, if enhanced appearance options, approved by Township Council in accordance with Subsection G, are provided.
- (1) Impervious surface may be increased to 75%.
 - (2) Minimum depth of the front yard may be reduced to 50 feet.
 - (3) Minimum depth of rear yard may be reduced to 50 feet.
 - (4) Minimum yard abutting a street on a corner lot may be reduced to 50 feet.
 - (5) The buffering alongside property lines may be reduced to an aggregate of 15 feet with no side yard less than five feet.
 - (6) Landscaped islands in parking areas may be omitted.
- C. Enhanced appearance options shall consist of three components: improved landscaping, improved hardscaping and improved building materials and design. In order to meet the minimum criteria of enhanced appearance options, a plan shall provide for all of the following, unless specified otherwise:
- (1) Improved landscaping.
 - (a) The sizes of plants set forth in § 275-214, Landscaping requirements, and § 275-188, for parking lot landscaping, shall be increased by 20% in height and caliper, as applicable.
 - (b) The quantities of plants set forth in §§ 275-214 and 275-188 shall be increased by 20% to determine quantity requirements. However, plants may be grouped in selected areas of the site to achieve special functional and aesthetic objectives. In the event that the increased quantities of plants cannot fit on the property, the applicant may substitute larger plants or higher grade plant species to compensate for those plants that cannot fit on the property, subject to the approval of the Township Landscape Consultant.
 - (c) At least three planting areas for shade trees shall be created and maintained at or near the corners of the principal building.
 - (d) When decorative bollards are utilized in the perimeter landscaping, they shall be wooden or black steel types.
 - (2) Improved hardscaping.
 - (a) Pedestrian pathways of at least four feet six inches in width made of brick, concrete or approved equivalent shall be installed and maintained along all street frontages.

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- (b) Pedestrian pathways of at least four feet six inches in width made of brick, or approved equivalent shall be installed and maintained to connect all perimeter pathways to all entry doors of a principal building.
 - (c) Crosswalks made of brick, concrete or approved equivalent shall be maintained and installed along any curb cuts at vehicular entranceways to promote a continuation of the pedestrian pathway system. Such crosswalks shall be at least six feet in width.
 - (d) Decorative streetlights, with black poles and bases, shall be provided along all street frontages and within the parking lot. Cobra head or shoebox type lights shall not be considered as being decorative.
 - (e) A decorative wall, made of brick, stone, or approved equivalent, 24 inches in height, shall be installed and maintained along all primary street frontage planting beds, between the sidewalk and the parking lot, except in any area where a lower wall is needed to achieve safe sight distance within a clear sight triangle.
 - (f) Where fencing is utilized, it shall be wooden such as shadowbox, picket or split rail or steel or wrought iron of at least 48 inches in height. Stockade fence and chain link fence and plastic fence shall not be used.
 - (g) The base of all freestanding signs shall be made of brick, stone, or approved equivalent, and shall be at least 30 inches in height.
 - (h) All trash enclosure areas shall be made of brick, stone, or approved equivalent, except for the gates.
- (3) Improved building materials and design.
- (a) No principal buildings shall have a flat roof.
 - (b) All principal buildings shall have a vertical design proportion defined by vertical architectural elements, such as windows, pilasters, columns, piers, or by recesses and projections of building walls such that no more than 12 continuous feet of blank building wall is created.
 - (c) All principal buildings shall be designed to have a defined base. The base shall be made of brick, stone, or approved equivalent, with horizontal banding, and shall be at least 30 inches in height around at least three sides of the building, including all street-side elevations.

D. Landscaping and screening.

- (1) General regulations. The following is required in and around off-street parking areas and loading areas in order to provide a visual and acoustical buffer for adjacent properties, to provide a visual buffer for adjacent streets, to define traffic routes and pedestrian paths through parking areas, to control soil erosion, to slow and filter stormwater runoff, and to moderate microclimatic effects.
 - (a) Functions of parking-lot and loading area landscaping. Landscaping of parking lots and loading areas shall perform certain functions depending upon its arrangement and the type of space occupied, as described below. Aesthetic considerations are important to these functions. Where screening is required, such screening needs to be opaque, and shall be of sufficient density and height to obstruct casual observation.

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- (b) Perimeter of area, abutting street. Landscaping materials so located shall visually define the perimeter and other parking areas, shall emphasize points of ingress and egress to and from the street, and shall visually screen the parking or loading area from the street so that headlights shining into or out of the area will not affect other drivers.
- (c) Perimeter of area, abutting other properties. Landscaping materials so located shall provide a windbreak trapping trash and dust and a visual and acoustical buffer for adjoining properties. When parking or loading areas abut a residential use or property zoned for such use, a dense screen of plantings, designed to be an effective screen, shall be provided and maintained to a minimum height of six feet from the ground at time of planting.
- (d) Landscaping within the interior of the parking areas. Landscaping located within parking areas shall be designed to promote pedestrian safety by defining walkways, to enhance driver safety by defining traffic lanes and discouraging cross-lot taxiing, to act as a windbreak trapping trash and dust, to provide shade, to reduce stormwater runoff, and to enhance the appearance of the parking area. Interior landscaping shall be designed to preserve sight distances and not obstruct the vision of motorists or pedestrians, and shall in no way create a hazard to safety.

(2) Applicability and standards:

- (a) Perimeter landscaping. Perimeter landscaping along abutting properties and public or private streets shall be required for all off-street parking areas with more than five parking spaces, and for all loading areas regardless of size.
- (b) Interior landscaping. Interior landscaping shall be required for all off-street parking areas with more than 15 parking spaces.
- (c) Sight distance. No landscape elements or other objects may obstruct vision above the height of two feet and below 10 feet measured from the center line grade of the driveway and an intersecting street. A clear sight triangle at the intersection of the driveway and the street shall be determined in accordance with the Pennsylvania Department of Transportation's Publication No. 201 (current issue), entitled "Engineering and Traffic Studies."

- E. Maintenance provisions. The owner of the facility shall be responsible for the continual maintenance of all enhanced appearance options in an attractive and healthy condition. Dead and pruned plant material and debris shall be routinely removed and replaced or within 30 days of a directive to do so issued by the Township Code Enforcement Officer.
- F. Landscape plan. A landscape plan shall be prepared and sealed by a landscape architect registered in the Commonwealth of Pennsylvania. The landscape plan shall be incorporated as a part of the plan submitted with the subdivision or land development plan. The landscape plan shall be drawn to the same scale as the proposed subdivision or land development plan. The landscape plan shall show all existing individual specimen trees, tree masses, shrubs, water features and other natural elements of the site which are to be preserved or removed, and all trees, shrubs, ground covers, lawn area, walls and fences, pedestrian pathways, crosswalks and other enhanced appearance options, as per this section, which are to be installed in conjunction with the development of the land, including a continuous pedestrian pathway and crosswalk along the street frontage, and a continuous pedestrian pathway made of pavers connecting the perimeter sidewalk to the principal use building. A legend shall be provided to the plan which contains the botanical and common name of each species of tree

§ 275-128 and shrub to be installed, and the quantity and size of each species of tree and shrub to be provided. § 275-128
The landscape plan shall also be accompanied by detail sheets depicting all details for landscape and hardscape features.

- G. Approval of Township Council. The details of the enhanced appearance options shall be subject to approval by the Township Council as part of the subdivision and/or land development plan. Upon request of the applicant, the Township Council may permit variations from the standards set forth herein if the Township Council determines that the proposed variations will further improve the appearance of the development.

ARTICLE XXII
B-1 Neighborhood Shopping Center District

§ 275-129. Purpose.

The B-1 Neighborhood Shopping Center District is designed to provide opportunities for shopping in locations where there are groups of stores designed in a unified manner and accessible from a major road or roads. The Shopping Center Districts are also designed to ensure compatibility with adjoining uses and districts.

§ 275-130. Use regulations.

A building or combination of buildings may be erected or used and land may be used or occupied, subject to the provisions in Articles XXIX and XXX, as follows:

A. Permitted principal uses.

- (1) A planned neighborhood or located shopping center including, as an integral part of such center, any combination of the following uses:
 - (a) Retail store, personal service or custom shop or restaurant.
 - (b) Any use permitted in § 275-124A related to the B General Business District.
- (2) Communications antennas mounted on an existing public utility transmission tower, building or other structure and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXXIV. **[Added 9-14-1998 by Ord. No. 588]**

B. Accessory uses to permitted principal uses.

- (1) Accessory use on the same lot with and customarily incidental to any of the above permitted uses, including storage within a completely enclosed building in conjunction with a permitted use and living accommodations for a watchman or similar employee.
- (2) Parking in accordance with Article XXXI.
- (3) Signs in accordance with Article XXXII.
- (4) Any accessory use as provided in § 275-124B.

C. Conditional uses.

- (1) Communications towers, subject to the standards for communications towers as conditional uses set forth at § 275-216.1, and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXXIV. **[Added 9-14-1998 by Ord. No. 588]**

§ 275-131. Height regulations.

The maximum height of buildings and other structures erected, enlarged or used shall be 35 feet, except as provided in the special provisions of Article XXXIV, which provides for exceptions to height regulations for certain structures.

§ 275-132. Area and bulk regulations. [Amended 1-8-1990 by Ord. No. 461].**A. Permitted principal uses.**

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- (1) Minimum lot area: three acres for each principal permitted building.
- (2) Minimum lot width at building line: 300 feet.
- (3) Minimum lot width at street line: 300 feet.
- (4) Maximum impervious surface area: 60%.
- (5) Maximum building coverage: 25%.
- (6) Minimum setbacks: 100 feet.

§ 275-133. Special design and development requirements.

In B-1 Neighborhood Shopping Center Districts, the special requirements of § 275-127 related to the B Districts and the following additional requirements shall apply:

- A. Required enclosure. Each permitted business use or service, including sales, exhibitions for sale, or service repair or processing activities, shall be conducted wholly within a completely enclosed building.
- B. Building placement.
 - (1) Distance between buildings. The distance at the closest point between buildings or groups of buildings on a lot shall be at least as great as the average height of the two adjacent buildings and not less than 20 feet in width, plus walkways.
 - (2) No building or permanent structure other than a permitted sign or traffic control device shall be erected within 70 feet of a street line or within 50 feet of any other property line.
- C. Off-street parking and circulation.
 - (1) All parking requirements shall be in accordance with Article XXXI.
 - (2) All required parking shall be available for use at the time of occupancy of any building.
 - (3) All traffic lanes, parking, loading and unloading areas and traffic direction shall be marked and shall be maintained as required in Article XXXI and all such areas shall be paved and maintained with an approved surface.
- D. Sanitary sewage, water facilities and other facilities. No application for a use in the district shall be considered unless such use can and will be served, prior to occupancy, by a public sewage and public water system owned. All utilities, including water, electricity, gas, telephone, etc., shall be carried underground by approved standards of construction.
- E. Buffer area. A buffer area as set forth in § 275-127C shall be provided in accordance with Article XXXIV.

§ 275-134. Plan submission, review and approval.

Each application for a permit to erect, construct or alter any building within a B-1 Neighborhood Shopping Center District, or each request for an amendment to establish such a district or to modify a previously approved plan shall comply with the special procedural and application requirements in Article XXXIV.

ARTICLE XXIII
B-2 Major Shopping Center District

§ 275-135. Purpose.

The B-2 Major Shopping Center District is designed to provide opportunities for regional shopping in locations served by two or more major highways. The Major Shopping Center District is also designed to create a unified design for the site and its buildings and to ensure compatibility with adjoining uses and districts.

§ 275-136. Use regulations.

A building or combination of buildings on a tract may be erected or used and a tract or premises may be used or occupied, subject to the provisions in Articles XXIX and XXX, for any of the following purposes:

A. Permitted principal uses.

- (1) A planned regional shopping center.
- (2) Any use permitted in a B-1 Neighborhood Shopping Center District as set forth in Article XXII, provided that such business uses are clustered within a building such as a mall containing several individual places of business.
- (3) A car care service center having as its primary purpose the sale and installation of automobile tires, batteries and accessories, provided that any such use shall not include the retail sale of gasoline and shall not be located so as to interfere with the compact arrangement or servicing of retail store use.
- (4) Communications antennas mounted on an existing public utility transmission tower, building or other structure and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXXIV. **[Added 9-14-1998 by Ord. No. 588]**
- (5) Single-family detached dwelling. Existing nonconforming residential uses and residential lots and structures located within the B-2 Zoning District are permitted uses and shall comply with the height, area and bulk provisions of the R-3 Zoning District, as set forth in §§ 275-32 and 275-33A(3). **[Added 2-22-2016 by Ord. No. 766]**

B. Accessory uses to permitted principal uses.

- (1) Accessory use on the same lot with and customarily incidental to any of the above permitted uses, including storage within a completely enclosed building in conjunction with a permitted use; and having accommodations for a watchman or similar employee.
- (2) Parking in accordance with Article XXXI.
- (3) Signs in accordance with Article XXXII.
- (4) Any accessory use as provided in § 275-130B.

C. Conditional uses.

- (1) Uses of the same general character as any permitted uses hereinbefore specifically permitted.
- (2) Communications towers, subject to the standards for communications towers as conditional uses set forth at § 275-216.1, and communications equipment buildings, subject to the

§ 275-136 regulations set forth in § 275-216 of Article XXXIV. [Added 9-14-1998 by Ord. No. 588] § 275-140

- (3) Billboards, subject to the area and bulk regulations in § 275-216.3, and the conditional use standards and criteria in §§ 275-216.4 and 275-236. [Added 9-14-2009 by Ord. No. 707]

§ 275-137. Height regulations.

The maximum height of buildings and other structures erected, enlarged or used shall be 55 feet, except as provided in the special provisions in Article XXXIV, which provide for exceptions to height regulations for certain structures.

§ 275-138. Area and bulk regulations.

- A. Permitted principal uses and conditional uses.
 - (1) Minimum tract area: 10 acres.
 - (2) Minimum tract width at street line: 500 feet.
 - (3) Maximum impervious surface area: 60%.
 - (4) Maximum building coverage: 25%.
 - (5) Minimum setback: 200 feet.

§ 275-139. Special design and development requirements.

In B-2 Districts, the special requirements of § 275-133 pertaining to the B-1 Districts shall apply, except for those sections relating to buffer areas and parking. In addition, the following requirements shall apply:

- A. Ownership. No lot or parcel of ground located in B-2 Districts shall be used for any of the uses provided herein unless said lot or parcel shall be held in one ownership, except as may otherwise be authorized as a conditional use.
- B. Building placement. No building or permanent structure, other than a permitted sign or traffic control device, shall be erected within 200 feet of a street line or within 100 feet of any other property line.
- C. Buffer area. Along each property line which directly abuts any residential district, a buffer area not less than 100 feet shall be provided, of which at least 50 feet shall be landscaped. Along any street line, a landscaped area not less than 30 feet in width shall be provided. Buffer areas and landscaped areas shall be in accordance with Article XXIV.
- D. Parking. All off-street parking and loading areas shall be in accordance with Article XXXI.

§ 275-140. Plan submission, review and approval.

Each application for a permit to erect, construct or alter any building within a B-2 Major Shopping Center District or each request for an amendment to establish such a district or to modify a previously prepared plan shall comply with the special procedural and application requirements in Article XXXIV.

ARTICLE XIXA
SU-1-A Mixed Use District
[Added 1-23-2012 by Ord. No. 725]

§ 275-117.1. Purpose.

A. The provisions of this article are enacted for the following purposes:

- (1) To address planning, development and redevelopment issues affecting certain areas along Baltimore Pike within Middletown Township.
- (2) To employ planning principles and design standards that focus on creating a variety of well-planned and designed land uses.
- (3) To encourage innovative and integrated long-range development plans that contribute to the quality of life in the community.
- (4) To employ planning principles and design standards that focus on creating a variety of well-planned and designed land uses, streetscapes, public open spaces, and the overall built environment.
- (5) To provide greater opportunities for use of mass transit facilities.
- (6) To respond to growing demands for housing and nonresidential uses of various types and designs.
- (7) To revitalize properties that have vacant, defunct or underutilized buildings, and to transform these previously developed properties into more complete, functional, and attractive neighborhoods.

§ 275-117.2. Definitions.

In addition to the definitions contained in § 275-8 of the Zoning Ordinance, the following additional definitions shall apply to the SU-1A Mixed Use District:

ADULT ENTERTAINMENT OR DANCING — An establishment offering sexually oriented live entertainment.

CONFERENCE CENTER — A facility with or without overnight lodging, at which meetings, seminars, expositions, trade shows and/or conferences are conducted. Conference facilities may also include ancillary entertainment facilities, a fitness and health center and retail stores and services primarily for conference center guests.

CONVENIENCE STORE WITH FUEL PUMPS — A retail store of not less than 3,000 square feet or more than 12,000 square feet of building area exclusive of canopy and fuel pump areas, for the sale of food and beverages, personal care items, self-service gasoline and other similar items, which may include ATM banking machines. A convenience store with fuel pumps shall not include the provision of automobile service or repair and shall not allow tractor-trailer fueling.

EXISTING FRANKLIN MINT PARCELS — Those existing parcels, as defined by separate tax parcel numbers, which contain or contained buildings or structures operated in connection with the Franklin Mint.

HOTEL — A facility offering for compensation temporary overnight lodging accommodations to the general public, in which such lodging accommodations are accessed from common entrances to an

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interior lobby, corridor or hallway, and which may include additional accessory use facilities and services, such as restaurants, meeting rooms, personal services, and recreational facilities. Such establishments shall provide guests with customary hotel services such as maid service and the furnishing and laundering of linen. A hotel may include an accessory conference center.

MAN-MADE STEEP AND VERY STEEP SLOPES — Topographic conditions characterized by a change in elevation equal to or greater than 15%, as determined and delineated by the process described in Article XXX, which are the artifact of human land use and earthmoving activity, including, but not limited to, the construction and/or maintenance of transportation infrastructure; agricultural or industrial operations; mineral extraction; building construction; stormwater and floodwater management; sewage control; energy production; military operations; refuse deposit (landfill); and the like. Proof of whether a slope is man-made may be provided through comparisons of historic aerial photographs, soil borings, USGS maps, development plans, field survey, and the review of other maps and documentation.

MULTITENANT OFFICE BUILDING — A building containing general and/or professional office uses but which may also contain meeting facilities, seminar facilities and/or accessory dining, fitness and retail facilities, health and fitness centers, cultural, religious or charitable uses, conference centers (without either overnight lodging or ancillary entertainment uses), governmental uses, medical laboratories, research and testing facilities and parking structures. **[Added 2-11-2013 by Ord. No. 736]**

NATURE TRAIL — An unpaved path through wooded areas and meadows that is marked and maintained for walking or hiking, and which is connected at both ends to other such paths, or sidewalks, or common open space.

RESEARCH OR TESTING FACILITY — A facility for product investigation, testing or development, including food products, prototype store development.

RETAIL STORE — An establishment engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods including, but not limited to, pharmacy, book store, florist shop, gift shop, jewelry store, or picture framing shop, home improvement store. Retail stores may include a supermarket component.

STREETSCAPE — The cartway, and the space adjacent to the cartway that may be embellished with curbs, grass strips, sidewalks, street trees, streetlights, and amenities such as benches, waste receptacles and the like.

SUPERMARKET — A retail establishment, typically in the range of 50,000 to 180,000 square feet of gross floor area, selling food, including alcoholic beverage sales, prepared foods for on premises or off premises consumption, and also selling other convenience and household goods, clothing, electronics and other products sold in general merchandise stores, and providing ancillary services, including but not limited to pharmacy and banking services, and restaurants. Supermarkets shall not include wholesale membership clubs and/or discount department stores.

TRACT — One or more contiguous or noncontiguous lots, assembled for the purpose of unified development in accordance with the regulations of the SU-1-A Mixed Use District.

§ 275-117.3. Use regulations.

Buildings may be erected, altered or used and land may be used or occupied for the following uses:

- A. Minimum tract size: 100 acres.
- B. The following residential uses are permitted as of right within the SU-1-A Mixed Use District: **[Amended 2-24-2014 by Ord. No. 746; 9-26-2016 by Ord. No. 771]**

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- (1) Single-family semidetached dwellings;
 - (2) Single-family attached dwellings;
 - (3) Single-family detached dwellings;
 - (4) Multifamily dwellings.
- C. The following nonresidential uses are permitted as of right within the SU-1-A Mixed Use District:
- (1) Convenience store;
 - (2) Convenience store with fuel pumps;
 - (3) Bank or other financial institutions, with or without drive-up window and/or accessory ATM facilities;
 - (4) Commercial greenhouse, nursery or garden center;
 - (5) Conference centers;
 - (6) Cultural, religious or charitable uses;
 - (7) General or professional offices;
 - (8) Governmental use;
 - (9) Health and fitness centers, including ancillary services such as wellness, physical rehabilitation facilities and prevention health education activities;
 - (10) Hotel;
 - (11) Medical laboratories, outpatient or training facilities or offices for doctors and other medical personnel;
 - (12) Municipal uses;
 - (13) Pharmacy, with or without drive-up window;
 - (14) Research and/or testing facility;
 - (15) Restaurants and taverns, including those with musical entertainment, dancing (excluding adult entertainment or dancing), and/or outdoor service of food and/or alcohol;
 - (16) Restaurants, fast food;
 - (17) Retail stores, including discount department stores;
 - (18) Supermarket, with or without drive-up window(s);
 - (19) Parking structures;
 - (20) Public transit facilities;
 - (21) Wholesale membership club.
 - (22) Stand-alone assisted living, memory care facilities, skilled nursing and/or rehabilitation centers.
[Added 9-26-2016 by Ord. No. 771]

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(23) Day care. **[Added 9-26-2016 by Ord. No. 771]**

(24) Communication antennas mounted on an existing public utility transmission tower, building or other structure and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXXIV. **[Added 10-22-2018 by Ord. No. 796]**

(25) Indoor storage building or warehouse, to include warehousing known as "mini storage," consisting of multiple warehouses which are either leased or sold. **[Added 10-22-2018 by Ord. No. 796]**

D. Permitted accessory uses within the SU-1-A Mixed Use District:

(1) Uses customarily incidental to the uses permitted in § 275-117.3A and B.

E. Conditional uses.

(1) Communication towers, subject to the standards for communications towers as conditional uses set forth at § 275-216.1, and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXXIV. **[Added 10-22-2018 by Ord. No. 796]**

§ 275-117.4. Required mix of uses; maximum permitted quantity of residential units and hotel rooms.

A. At least three of the uses permitted in § 275-117.3 shall be constructed on a tract.

B. At least 10% but no more than 90% of the total nonresidential gross floor area, exclusive of hotels, shall be devoted to retail store, garden center, supermarket or wholesale membership club uses. **[Amended 9-26-2016 by Ord. No. 771]**

C. At least 10% but no more than 90% of the total nonresidential gross floor area shall be devoted to offices, research and/or testing facilities, medical laboratories, outpatient or training facilities or offices for doctors and other medical personnel health and fitness centers. **[Amended 9-26-2016 by Ord. No. 771]**

D. No more than 15% of the total nonresidential gross floor area shall be devoted to restaurants, taverns, and fast-food restaurants.

E. No more than 350 residential units shall be permitted, with a density not to exceed 15 residential units per acre on the area proposed for residential use. **[Amended 2-24-2014 by Ord. No. 746]**

F. No more than 150 hotel rooms shall be permitted on a tract. Such hotel rooms may be located in a hotel and/or a conference center.

§ 275-117.5. Height regulations.

The maximum height of buildings within a SU-1-A Mixed Use development shall be as follows, except as provided in the special provisions in Article XXXIV of the Zoning Ordinance which provides for exceptions to height regulations for certain structures:

A. Single-story buildings: 35 feet.

B. Multistory residential and nonresidential buildings, other than office buildings or hotels: 50 feet.

C. Office buildings and hotels: 60 feet.

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D. No new buildings located within 100 feet of the right-of-way of Baltimore Pike shall be more than 40 feet in height.

§ 275-117.6. Area and bulk regulations.

- A. Maximum impervious surface area of the tract: 60%.
- B. Maximum building coverage of the tract: 20%.
- C. Setbacks:
 - (1) Front yard (adjacent to Baltimore Pike): 80 feet, except that all new buildings on the existing Franklin Mint parcels shall be required to be set back at least 100 feet from the cartway edge of Baltimore Pike. The front yard setback requirement shall not apply to accessory canopy structures, fuel pumps, bank drive-throughs, or buildings occupied by a municipal or governmental use, but in no case shall be less than 10 feet from the legal right-of-way line of Baltimore Pike.
 - (2) Front yard (adjacent to Pennell Road): 30 feet.
 - (3) Side yard: 15 feet, except that a building occupied by a municipal or governmental use shall not be subject to this side yard requirement.
 - (4) Rear yard: 100 feet, except that a building occupied by a municipal or governmental use shall not be subject to this rear yard requirement. **[Amended 7-24-2017 by Ord. No. 780]**

§ 275-117.7. Special design and development standards.

- A. General standards.
 - (1) All developments constructed under this article shall also be governed by the SU-1-A Mixed Use Design Standards dated December 23, 2011, attached as Appendix A¹ to this article.
- B. Special regulations relating to access and highway frontage. In order to minimize traffic congestion and hazard, control street access in the interest of public safety and encourage the appropriate development of street or highway frontage, the following shall apply:
 - (1) No parking lot or area for off-street parking or for the storage or movement of motor vehicles shall abut directly to a public street or highway unless separated from the street or highway by a raised curb, barrier planting strip, wall or other effective barrier against traffic, except for necessary accessways, and each parking lot shall have not more than two accessways to any one public street or highway for each 500 feet of frontage. Where practicable, access to parking areas shall be provided by a common service driveway or minor public or private street in order to avoid direct access on a major street or highway. No such accessway shall be more than 70 feet in width.
 - (2) Accessway requirements.
 - (a) All necessary accessways to a public street or highway shall be located not less than 150 feet from any intersection with any other public street.
 - (b) All streets and accessways shall be designed in a manner conducive to safe exit and

1. Editor's Note: Said appendix is included as an attachment to this chapter.

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entrance and shall conform to the design standards for streets in Chapter 210, Subdivision and Land Development. § 275-117.9

C. Buffer areas and landscaping. All required buffer areas and landscaping for developments within the SU-1-A Mixed Use District shall be a specified in the Design Standards attached hereto as Appendix A.²

D. Building placement.

(1) There shall be a minimum distance of 18 feet between single-family detached dwellings. The minimum distance between all other residential buildings shall be 20 feet. **[Amended 9-26-2016 by Ord. No. 771]**

(2) There shall be a minimum distance of at least 25 feet between all nonresidential buildings and residential buildings.

(3) The minimum distance between nonresidential buildings shall be governed by the prevailing building code.

E. Lighting.

(1) All parking areas shall be adequately lighted with lighting of such quality and type and with such shielding as will not present direct glare to any adjoining residential area. Unless otherwise permitted by the Township Council, all parking lot lighting shall be extinguished one hour after the close of business, until dawn, in order to conserve energy and reduce glare and sky-lighting consequences. Where all-night safety or security lighting is deemed necessary, the lighting intensity levels shall not exceed 25% of the levels normally, but in no case shall they be less than the minimum levels for safety/security as prescribed by the IES.

(2) All driveways, aisles, maneuvering spaces, vehicular service areas or spaces between or about buildings, other than those relating to a dwelling, shall be adequately illuminated.

(3) All outside lighting, including sign lighting, shall be directed in such a way as not to create a nuisance, and in every district all such lighting shall be arranged so as to protect the street or highway and adjoining property from direct glare or hazardous interference of any kind. Any light shall be equipped with some type of glare-shielding device approved by the Township.

F. Site element screening. Roof-top elements, loading/unloading areas and trash dumpsters shall be screened from view in accordance with the Design Standards attached hereto as Appendix A.³

§ 275-117.8. Environmental controls.

All uses within the SU-1-A Mixed Use District shall comply with all environmental controls of § 275-207, Subsections A through K, pertaining to noise, smoke, dust, fumes, vapors and gases, heat and glare, air quality, odor, vibration, soil erosion, sedimentation and grading control, and storage and waste disposal. An environmental impact assessment (EIA) report meeting the standards contained in § 275-215 of the Zoning Ordinance shall be submitted at the time of preliminary plan submission for the development of any new buildings within the SU-1-A Mixed Use District.

§ 275-117.9. Traffic impact.

2. Editor's Note: Said appendix is included as an attachment to this chapter.

3. Editor's Note: Said appendix is included at the end of this chapter.

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- A. The peak traffic generated by the proposed development shall be accommodated in a safe and efficient manner or improvements shall be made in order to effect the same.
- B. All off-site traffic improvements shall be designed in accordance with the principles set forth in the Pennsylvania Department of Transportation Smart Transportation Guidebook dated March 2008, or most recent edition.
- C. At the time of preliminary plan submission, the applicant shall submit a traffic impact study prepared by a qualified traffic engineer, consistent with Pennsylvania Department of Transportation's Policies and Procedures for Transportation Impact Studies Related to Highway Occupancy Permits (January 2009 or most recent version). The study shall fully consider all modes of transportation. The study area and key intersections to be analyzed shall be subject to the approval of PennDOT and the Township. If the traffic impact study indicates that the proposed development will result in an unacceptable decrease in overall level of service under the standards set forth in the Transportation Research Board Special Report 209, Highway Capacity Manual (2000 or most recent version), the applicant is required to construct improvements that will mitigate the overall LOS decrease. Such improvements shall be in accordance with PennDOT's Smart Transportation Guidebook and shall be subject to the approval of both PennDOT and the Township. If the mitigations are determined by either the Township or PennDOT to be infeasible or impractical, the applicant shall follow PennDOT's Policies and Procedures for Transportation Impact Studies Related to Highway Occupancy Permits and PennDOT's Smart Transportation Guidebook to develop alternative improvements reasonably satisfactory to PennDOT and the Township.

§ 275-117.10. Steep slopes.

- A. The steep slope provisions contained herein are designed to encourage the sensitive treatment of natural hillsides and their related soil and vegetation resources in an effort to minimize adverse environmental impacts. The following objectives serve to complement these specific purposes and the overall purposes of the SU-1-A Mixed Use District:
 - (1) To conserve and protect natural steep and very steep slopes from inappropriate development such as excessive grading, land form alteration and extensive vegetation removal;
 - (2) To avoid potential hazards to property and the disruption of ecological balance which may be caused by increased runoff, flooding, soil erosion and sedimentation, blasting and ripping of rock and landslide and soil failure;
 - (3) To encourage the use of natural steep and very steep slopes for open space and other uses which are compatible with the preservation of natural resources and protection of areas of environmental concern.
- B. In addition to the controls presented in the above subsections herein, all development in areas of natural steep slopes and natural very steep slopes within a tract shall be governed by the general provisions governing steep slopes contained in § 275-179 of the Zoning Ordinance. Areas of man-made steep slopes and man-made very steep slopes shall not be subject to the general steep slope provisions contained in § 275-179. However, disturbance of man-made steep slopes and man-made very steep slopes shall be subject to the limitations set forth in Subsection D(1) through (3) below.
- C. Up to 35% of the total area of the natural steep slopes and natural very steep slopes located on a tract may be disturbed and/or used for any purpose permitted by the SU-1-A Mixed Use District regulations, and an additional 5% may be disturbed and/or used to create more natural/gentle grade transitions to better blend with existing topography, provided that:

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- (1) Earthmoving activities and vegetation removal will be conducted only to the extent necessary to accommodate proposed uses and structures and in a manner that will not cause excessive surface water runoff, soil erosion, sedimentation and unstable soil conditions, and wetlands deterioration;
 - (2) Mitigation techniques will be utilized, including but not limited to retaining walls, tree wells, and the restoration of slopes through measures such as the establishment of ground covers and/or low spreading shrubs, the use of soil erosion control fabric and other measures focused on the stabilization of slopes especially in close proximity to wetlands;
 - (3) All trees 10 inches in diameter or greater at breast height which are eliminated due to disturbance of natural and/or man-made steep slopes and very steep slopes shall be replaced with two new trees of at least 1 1/2 to two inches in diameter at breast height.
 - (4) Proposed buildings and structures will be of sound engineering design and footings will be designed in response to the tract's slope, soil and bedrock characteristics;
 - (5) The proposed disturbance furthers one or more of the purposes stated in § 275-117.1 of this article.
 - (6) The proposed disturbance furthers one or more of the purposes stated in § 275-117.10 of this article; and
 - (7) The disturbance of steep and very steep slopes shall comply with all federal and state regulations.
- D. The following uses and activities are prohibited on areas of natural steep slopes and natural very steep slopes:
- (1) Cut and fill other than in association with uses permitted in the SU-1-A Mixed Use District;
 - (2) Soil, rock or mineral extraction and/or removal other than in association with any uses permitted by the SU-1-A Mixed Use District regulations;
 - (3) Removal of topsoil other than in association with any uses permitted by the SU-1-A Mixed Use District.

§ 275-117.11. Parking.

- A. Off-street parking shall comply with the minimum off-street parking requirements contained in § 275-182 of the Zoning Ordinance, except that:
- (1) Residential uses shall require 1.5 parking spaces per residential unit. The quantity of parking spaces required to serve each residential building shall be no further than 150 from an entrance to that building.
 - (2) Office buildings shall require one parking space for each 350 square feet of gross floor area of the building.
 - (3) Retail stores and warehouse membership clubs shall require one parking space for each 250 square feet of gross floor area, enclosed by a roof and four walls and heated;
 - (4) Supermarkets shall require one parking space for each 250 square feet of gross floor area, enclosed by a roof and four walls and heated;

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- (5) Convenience stores, with or without fuel pumps, shall require one parking space for each 250 square feet of gross floor area, enclosed by a roof and four walls and heated;
 - (6) Restaurants and fast-food restaurants shall require seven parking spaces per 1,000 square feet of floor area devoted to patron use;
 - (7) Banks or other financial institutions shall require one parking space for each 250 square feet of gross floor area;
 - (8) Hotels and conference centers shall require one space per lodging unit.
 - (9) Research or testing facilities shall require one parking space for each 1,000 square feet of gross floor area.
- B. Surface parking spaces located on the tract shall be 9 1/2 feet wide by 19 feet long, except that 20% of the total number of required parking spaces may be 8 1/2 feet wide by 18 feet long, provided that they are located in a contiguous parking area.
- C. Unless noted otherwise in this article, parking and loading area provisions shall be as required as per Article XXXI of the Zoning Ordinance.

§ 275-117.12. Financial subdivision.

In connection with development within the SU-1-A Mixed Use District, individual lots may be created for purposes of financing and/or conveyancing. Such individual lots shall not be required to comply on an individual basis with the dimensional requirements of this article, provided that the tract complies with such requirements on an overall basis, and further provided that the deeds conveying such separate lots contain covenants requiring the purchasers to, at all times, operate and maintain such lots in good order and repair and in a clean and sanitary condition; that cross easements for parking areas and all appurtenant ways, pedestrian access, and utilities shall be maintained between such lots; and that such covenants shall be subject to the approval of the Township Solicitor. The purchaser of any such lot shall so covenant and agree thereby to be bound by such conditions as set forth herein. Where a financial subdivision is proposed, a financial subdivision plan shall be submitted at the time of final plan submission and shall be approved by Township Council prior to recording.

§ 275-117.13. Signage.

- A. All signs constructed or erected within a development within the SU-1-A Mixed Use District shall be subject to the general requirements contained in §§ 275-190 through 275-194 of the Zoning Ordinance and shall be subject to the specific standards set forth herein. To the extent that any of the general requirements contained in §§ 275-190 through 275-194 of the Zoning Ordinance may be deemed to be inconsistent with the specific signage regulations contained herein, the specific signage regulations contained herein shall control.
- B. Signs advertising and identifying mixed-use developments within the SU-1-A Mixed Use District.
- (1) One freestanding sign advertising and identifying a mixed-use development, or a major tenant within a mixed-use development shall be permitted to be erected at each driveway intersection with an existing street, provided that:
 - (a) If mounted on a background, freestanding signs shall not be less than seven feet nor more than 30 feet in height above the grade of the center line of the nearest public roadway. In cases where individual letters are separately braced to the ground, each letter shall be no

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more than 10 feet high measured from grade. **[Amended 2-11-2013 by Ord. No. 736]**

- (b) If mounted on a background, freestanding signs shall not exceed 200 square feet in sign area (per side). In cases where individually letters are separately braced to the ground, the maximum total sign area shall be no more than 1,000 square feet.
- (c) No such sign shall be illuminated except by lighting which is concealed, internally illuminated, or indirect.
- (d) All such signs shall be set back at least 15 feet from any street or highway right-of-way line.

(2) Directional signs for the purpose of directing vehicular and pedestrian traffic within the tract shall be permitted in proximity to the entrances to buildings. The directional signs shall be for the convenience and safety of vehicular and pedestrian traffic, giving direction to specific buildings and uses within the development.

- (a) The size of any such sign shall not exceed 50 square feet.
- (b) The height of any such sign above grade immediately surrounding same shall not exceed eight feet.
- (c) No such sign shall be illuminated, except by lighting which is concealed, internally illuminated, or indirect.
- (d) No such sign shall advertise any particular item, program or product but rather shall be limited to the giving of directions to particular buildings or uses within the development.
- (e) "Entrance," "exit," "pick-up," "loading area" and similar directional signs shall be permitted by the Township Code Enforcement Officer if necessary for the safety and protection of the public, provided no such sign shall exceed six square feet in area and no such sign shall contain any advertising.

C. Signs advertising and identifying single-occupancy nonresidential buildings in the SU-1-A Mixed Use District.

- (1) The occupant of a single-occupancy nonresidential building shall be permitted the exterior wall signs, provided that:
 - (a) Not more than five signs shall be permitted on the wall of any one side of the building.
 - (b) No one wall sign shall exceed 500 square feet or have a length of more than 50 feet, and no sign shall be closer than 10 feet to another wall sign unless it is deemed part of the same sign. **[Amended 2-11-2013 by Ord. No. 736]**
 - (c) The total square footage of wall signage on each building face shall not exceed two square feet for every linear foot of building length.
 - (d) No wall sign shall be illuminated except by lighting which is concealed or indirect.

D. Signs advertising and identifying multi-tenant office buildings in the SU-1-A Mixed Use District.

- (1) Multi-tenant office buildings are permitted to have one freestanding sign designating the name and address of the building, and identifying the occupants of said building or buildings, provided that:

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- (a) The size of such sign shall not exceed 100 square feet.
 - (b) No such freestanding sign shall exceed 10 feet in height measured from the mean grade at the base of the sign.
 - (c) No such sign shall be illuminated except by lighting, concealed, internally illuminated or indirect.
- (2) Multi-tenant office buildings are permitted to have one wall sign designating the name and address of the building, provided that:
- (a) The sign area shall not exceed two square feet for each linear foot of building length;
 - (b) There shall be no more than one sign per building face;
 - (c) No such sign shall be illuminated except by lighting which is concealed, internally illuminated or indirect.
- (3) In addition to wall signs designating the name and address of the building, multitenant office buildings are permitted to have additional wall signs on the exterior wall of an office building as follows: **[Amended 2-11-2013 by Ord. No. 736]**
- (a) Multitenant office buildings having at least 200,000 square feet of gross leasable area are permitted to have three additional wall signs of a maximum of 200 square feet per sign on the exterior wall of the building.
 - (b) Multitenant office buildings having 100,000 square feet of gross leasable area up to 200,000 square feet of gross leasable area are permitted to have two additional wall signs of a maximum of 200 square feet per sign on the exterior wall of the building.
 - (c) Multitenant office buildings having 50,000 square feet of gross leasable area up to 100,000 square feet of gross leasable area are permitted to have two additional wall signs of a maximum of 100 square feet per sign on the exterior wall of the building.
 - (d) Multitenant office buildings having less than 50,000 square feet of gross leasable area are permitted to have two additional wall signs of a maximum of 50 square feet per sign on the exterior wall of the building.
 - (e) No such sign shall be illuminated except by lighting which is concealed, internally illuminated or indirect.
- (4) Multi-tenant office buildings are permitted to have such directory signs as are necessary to promote the safe and convenient movement of traffic within the driveways and parking areas, provided that:
- (a) The size of such sign shall not exceed the product of the number of occupants listed on such directory multiplied by 250 square inches.
 - (b) Such sign shall be erected perpendicular to the driveway nearest their location.
 - (c) No such sign shall be illuminated except by lighting which is concealed, internally illuminated or indirect.
- E. A master signage plan depicting the type, approximate location and approximate size of each proposed sign shall be submitted at the time of both preliminary and final plan submission.

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[Amended 2-11-2013 by Ord. No. 736]

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ARTICLE XIX
SU-1 Special Use District

§ 275-110. Purpose.

The SU-1 Special Use District is designed primarily to make provision for modern, nonnuisance scientific research establishments; corporate office or headquarters-type office development; and other compatible, nonnuisance light industrial and related uses in areas of the Township which are particularly well suited for such uses. In promoting the general purposes of this chapter, the intent of SU Districts is to encourage attractive, large-site, low-lot coverage campus-type development which does not constitute a hazard or a nuisance to adjacent areas and which seeks a highly accessible, attractive and spacious setting with the protections or appropriate design standards relating to lot size, yard space, building placement and landscaping.

§ 275-111. Use regulations.

A building or combination of buildings may be erected or used and land may be used or occupied, subject to the provisions in Articles XXIX and XXX, as follows:

A. Permitted principal uses.

- (1) Scientific research laboratory.
- (2) Light manufacturing.
- (3) A dairy, together with warehouse facilities operating on the same lot, serving the dairy operation or warehouse facilities serving off-site retail operations.
- (4) An office building.
- (5) Communications antennas mounted on an existing public utility transmission tower, building or other structure and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXXIV. **[Added 9-14-1998 by Ord. No. 588]**

B. Accessory uses to permitted principal uses.

- (1) Accessory use on the same lot with and customarily incidental to any of the above permitted uses, including a cafeteria located within the main building and operated by or for the employer for the exclusive use of its employees.
- (2) Parking in accordance with Article XXXI.
- (3) Signs in accordance with Article XXXII.

C. Conditional uses.

- (1) Uses similar in character to those set forth in Subsection A.
- (2) Outdoor and indoor recreational areas and facilities and private clubs for recreation.
- (3) Conference centers and meeting and assembly facilities for associations and organizations.
- (4) Schools, including nursery, kindergarten, elementary and junior and senior high schools.
- (5) Day-care centers.

- § 275-111 (6) Communications towers, subject to the standards for communications towers as conditional uses set forth at § 275-216.1, and communications equipment buildings, subject to the regulations set forth in § 275-216 of Article XXXIV. [Added 9-14-1998 by Ord. No. 588]
- (7) Regional rail facilities. [Added 7-25-2011 by Ord. No. 720]

§ 275-112. Height regulations.

The maximum height of buildings and other structures erected, enlarged or used shall be 40 feet, except as provided in the special provisions in Article XXXIV, which provides for exceptions to height regulations for certain structures.

§ 275-113. Area and bulk regulations. [Amended 1-8-1990 by Ord. No. 461]

A. Permitted principal uses.

- (1) Minimum tract area: 10 acres.
- (2) Minimum tract width at street line: 500 feet.
- (3) Minimum individual lot areas: four acres.
- (4) Minimum lot width at building line: 200 feet.
- (5) Minimum lot width at street line: 150 feet.
- (6) Maximum impervious surface area: 50%.
- (7) Maximum building coverage: 20%.
- (8) Minimum depth of each front and rear yard: 100 feet.
- (9) Minimum aggregate width of side yards: 200 feet.
- (10) Minimum width of each individual side yard: 100 feet.
- (11) Minimum side yard abutting the street on a corner lot: 100 feet.

B. Conditional uses. All the provisions of Subsection A shall apply to conditional uses except for regional rail facilities, for which the following shall apply: [Amended 7-25-2011 by Ord. No. 720]

- (1) There shall be no minimum tract or lot area requirements.
- (2) Setbacks for parking garages, parking lots, station buildings and other occupied buildings shall be located no closer than 50 feet from adjacent residential property lines.
- (3) There shall be no minimum setbacks from the street line.

§ 275-114. Special design and development requirements. [Amended 1-8-1990 by Ord. No. 461].

A. Special regulations relating to access and highway frontage. In order to minimize traffic congestion and hazard, control street access in the interest of public safety and encourage the appropriate development of street or highway frontage, the following shall apply:

- (1) No parking lot or area for off-street parking or for the storage or movement of motor vehicles shall abut directly to a public street or highway unless separated from the street or highway by

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a raised curb, barrier planting strip, wall or other effective barrier against traffic, except for necessary accessways, and each parking lot shall have not more than two accessways to any one public street or highway for each 500 feet of frontage. Where practicable, access to parking areas shall be provided by a common service driveway or minor street in order to avoid direct access on a major street or highway. No such accessway shall be more than 35 feet in width.

(2) Accessway requirements.

- (a) All necessary accessways to a public street or highway shall be located not less than 150 feet from any intersection with any other street.
- (b) All streets and accessways shall be designed in a manner conducive to safe exit and entrance and shall conform to the design standards for streets in Chapter 210, Subdivision and Land Development.

B. Buffer areas and landscaping.

(1) The following buffer areas shall be provided:

- (a) A buffer of 100 feet shall be provided, of which at least 50 feet shall be landscaped in accordance with the provisions in Article XXXIV.

(2) Buffer yards shall comply with the following standards:

- (a) The buffer yard shall be measured from the district boundary line or from the near street line where a street serves as the district boundary line.
- (b) The buffer yard may be part of the required front, side or rear yards, and, in cases of conflict, the larger yard requirements shall apply.
- (c) In all buffer yards, the exterior 50 feet width shall be planted with trees, shrubs, grasses and ground covers and shall be maintained and kept clean of all debris, rubbish, weeds and tall grass in conformance with existing regulations; provided, however, if such land is naturally wooded, it may continue in its natural state.
- (d) No structure, manufacturing or processing activity or storage of materials shall be permitted in the buffer yard.
- (e) Suitable screen planting shall be shown on the plan and shall be installed by the developer in accordance with Article XXXIV.
- (f) Prior to the issuance of any building permit, complete plans showing the arrangement of all buffer yards and the placement, species and size of all plant materials and the placement, size, materials and types of fences to be placed in such buffer yard shall be reviewed by the Planning Commission after which the Planning Commission shall certify to the Building Inspector that the plans are in conformance with the terms of this chapter.

C. Building placement.

- (1) There shall be a minimum distance of 75 feet between all buildings.
- (2) No building shall be closer than 75 feet from the edge of any cartway of a dedicated public street.

D. Lighting.

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- (1) All parking areas shall be adequately lighted with lighting of such quality and type and with such shielding as will not present direct glare to any adjoining residential area. All such lighting shall be turned off within one hour following the close of business in the building or the recreational area.
- (2) All driveways, aisles, maneuvering spaces, vehicular service areas or spaces between or about buildings, other than those relating to a dwelling, shall be adequately illuminated.
- (3) All outside lighting, including sign lighting, shall be directed in such a way as not to create a nuisance, and in every district all such lighting shall be arranged so as to protect the street or highway and adjoining property from direct glare or hazardous interference of any kind. Any light shall be equipped with some type of glare-shielding device approved by the Township. The height of any light must also be approved by the Township.

E. Architectural design.

- (1) All buildings shall be of compatible architectural design with one another. No prefabricated or metal buildings shall be permitted.
- (2) All buildings shall be located, oriented, designed and constructed to create architectural interest; to further the amenities of light and air; and to maximize energy efficiency.

F. All of the provisions in § 275-114 shall apply to permitted principal uses, accessory uses to permitted principal uses and conditional uses, except § 275-114.B(1), C(1), and C(2) shall not apply to regional rail facilities. [Added 7-25-2011 by Ord. No. 720]

§ 275-115. Plan submission, review and approval.

Each application for a permit to erect, construct or alter any building within an SU-1 Special Use District or each request for an amendment to establish such a district or to modify a previously prepared plan shall comply with the special procedural and application requirements in Article XXXIV.

§ 275-116. Environmental controls.

All uses within the SU-1 District shall comply with all environmental controls of Article XXXIII pertaining to noise, smoke, dust, fumes, vapors and gases, heat and glare, air quality, odor, vibration, outdoor storage and waste disposal.

§ 275-117. Sale of property before construction.

If a property in the SU-1 District is sold by the applicant or by any affiliated member of a single corporate family of which the applicant or its parent company is a member after approval of the plan but before proposed construction is started or if, within 18 months of the approval, construction is not undertaken by or for the applicant or any affiliated member of a single corporate family of which the applicant or its parent company is a member, said approved plan shall be null and void, unless an extension of time is granted by the Township Council; provided, however, that nothing herein shall prohibit the applicant from transferring title to such property at any time to a state or local industrial development corporation.

ARTICLE XX
SU-2 Special Use District

§ 275-118. Purpose. [Amended 12-12-2011 by Ord. No. 722]

The SU-2 Special Use Overlay District is designed to make a provision for mobile home park development when authorized by the Township Council as a conditional use. In addition, the SU-2 Special Use Overlay District provides for single-family attached dwellings, in a limited context, when authorized by the Township Council as a conditional use. The district provisions are designed to provided density, open space, lot size and related regulations.

§ 275-119. Use regulations.

- A. Buildings may be erected and used and land may be used, subject to the provisions of Articles XXIX and XXX, for any of the following purposes and no other:
- (1) Any use permitted in the SU-1 District, pursuant to the provisions stated in or referred to in Article XIX.
 - (2) Mobile home parks, when authorized by Township Council as a conditional use. When deciding whether to authorize a mobile home park as a conditional use, Township Council shall consider the standards and criteria listed in Article XXXVI.
 - (3) Billboards, when authorized by Township Council as a conditional use, subject to the area and bulk regulations in § 275-216.3 and the conditional use standards and criteria in §§ 275-216.4 and 275-236. **[Added 9-14-2009 by Ord. No. 707]**
 - (4) Single-family attached dwellings, including duplexes, twins and townhouses in any combination, but excluding multiplex and quadruplex units, when authorized by the Township Council as a conditional use subject to the area and bulk regulations and design standards contained in § 275-121C. **[Added 12-12-2011 by Ord. No. 722]**
- B. Where the principal use of buildings or combination of buildings is office, permitted accessory uses shall be accessory uses which are customarily incidental to the permitted principal office use, including cafeteria or food service facilities, copy centers, fitness centers and newsstands for use of the occupants of the building(s). **[Added 8-26-2002 by Ord. No. 631]**

§ 275-120. Height regulations. [Amended 8-26-2002 by Ord. No. 631]

The maximum height of dwellings and other structures (other than office buildings) shall be 35 feet. The maximum height of an office building shall be 60 feet, except as provided in Article XXXIV regarding height limit exemptions.

§ 275-121. Area and bulk regulations.

- A. All uses developed as per the SU-1 District shall conform to the area and bulk regulations in Article XIX.
- B. Mobile home parks.
- (1) Minimum tract size: 10 acres, which shall not include any areas which are within a one-hundred-year floodplain, which have slopes in excess of 25% or which have wet soil conditions.

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- (2) Density. The maximum density, i.e., average number of mobile homes per acre, for a mobile home park shall be 5 1/2 mobile homes per acre. In calculating density, any part of the area of the mobile home park tract which is within a one-hundred-year floodplain, which has slopes in excess of 25%, which has wet soil conditions or which is within a road, utility or stormwater easement or right-of-way shall not be counted as part of the park's area.
- (3) Open space. A mobile home park, which is designed to contain more than 20 mobile homes, shall contain the following minimum percentages of open space for use of the park residents:

| Number of Mobile Homes | Minimum Percentage of Area in Open Space |
|------------------------|--|
| 20 to 49 | 10% |
| 50 to 90 | 15% |
| 100+ | 20% |

All open space areas shall be in accordance with Article XXXV and shall be landscaped according to a landscape plan which will be reviewed, pursuant to Council's deliberations on the conditional use application. No buildings shall be located in open space areas. Areas attributable to required buffer areas and one-hundred-year floodplains, areas with wet soils or slopes in excess of 25% and utility, road and stormwater rights-of-way or easements shall not be counted toward required open space.

- (4) Impervious coverage. Mobile home parks shall be designed so that total building coverage shall not exceed 30% of the net park size and all impervious coverage shall not exceed 45% of the net park size. "Net park size" is the total area of the park minus any area within one-hundred-year floodplain, with wet soils or slopes in excess of 25% or which is part of the required buffer or open space area or which is within a utility, stormwater or road right-of-way or easement.
- (5) Lot size. Each individual mobile home lot shall have a minimum of 7,500 square feet.
- (6) Yards. Each mobile home lot shall have a front, rear and two side yards. Each yard shall be at least 20 feet in width, measured from the mobile home lot line. No accessory building shall be located in a yard area any closer than 10 feet to perimeter lot lines.
- (7) Distance between mobile homes. No mobile home shall be located closer than 40 feet to any other mobile home or any other building.

C. Single-family attached dwelling units as permitted by § 275-119A(4). **[Added 12-12-2011 by Ord. No. 722]**

- (1) Minimum tract area: 25 acres.
- (2) Maximum gross density: four dwelling units per gross acre in the tract.
- (3) Minimum lot area for a single family attached unit: 2,400 square feet.
- (4) Minimum depth of rear yard: 25 feet. Detached garages and paved driveways may be located in the rear yard on lots with rear yards which abut an alley; all other accessory buildings and structures in the rear yard of lots which abut an alley must be located at least 10 feet from a property line. Notwithstanding § 275-199I of Article XXXIII, decks, patios and uncovered spaces on all lots may encroach into required rear yards no more than 12 feet.

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§ 275-122.1

- (5) Utilities: All units must be served by public sewer and public water service.
- (6) Maximum number of attached units in a building: Buildings containing single-family attached dwellings shall not exceed six dwelling units.
- (7) Minimum distance between buildings: 35 feet.
- (8) Maximum building height: 35 feet.
- (9) Perimeter setback: No building shall be less than 100 feet from the perimeter property line, and no accessory structure shall be less than 50 feet from such line (except for signs and those structures associated with ingress and egress, lighting standards, stormwater management facilities, retaining walls, benches and the like) unless the proposed development abuts a perpetually preserved conservation area, park land or open space, in which case the Township Council may, upon request of the applicant, decrease the perimeter setback applicable to building and accessory structures to a minimum setback of 25 feet. Required rear yards may encroach into a perimeter setback no more than 25 feet.

§ 275-122. Special design standards.

A. The following design standards shall apply to mobile home parks, in addition to any other standards which are generally applicable pursuant to other provisions of this chapter and/or Chapter 210, Subdivision and Land Development:

- (1) Each mobile home park shall be designed so that it contains a perimeter buffer area contiguous to the mobile home park's property boundary. The buffer area shall contain an evergreen planting strip which will screen the park from view by pedestrians at the mobile home park's property boundary. The width of the buffer area and the planting strip shall vary according to the following table based on the number of mobile homes that the park is designed for:

| Number of Mobile Homes In Park | Minimum Width of Perimeter Buffer | Minimum Width of Planted Area |
|-----------------------------------|--------------------------------------|----------------------------------|
| 20 to 49 | 150 feet | 25 |
| 55 to 99 | 200 feet | 40 |
| 100+ | 200 feet | 50 |

- (2) Utilities. All utilities, including telephone, electric and television lines, shall be installed underground.
- (3) Parking. There shall be a minimum of two surfaced off-street parking spaces located on or contiguous to each mobile home lot. There shall be an additional improved off-street parking space for each two mobile homes for which the park is designed.
- (4) No fuel storage container shall be larger than 275 gallons or, for gas, a capacity of 250 pounds or be located within 30 feet of an exit door from a mobile home.
- (5) Sewer and water requirements. All mobile homes in a mobile home park must be served by both public water and public sewer.

§ 275-122.1. Buffer areas and landscaping. [Added 8-26-2002 by Ord. No. 631]

A. The following buffer areas shall be provided:

§ 275-122.1

§ 275-122.2

(1) A buffer of 100 feet shall be provided, of which at least 50 feet shall be landscaped in accordance with the provisions of Article XXXIV.

B. The buffer yard shall comply with the following standards:

(1) The buffer shall be measured from the district boundary line or from the near street line where a street serves as the district boundary line; provided, however, that parking lot aiseways (to include curbing, driveways and stormwater management system components, but not parking spaces) may be located within the buffer yard as long as the required 50 feet of landscaping area is increased by one foot for each one foot that such aisleway encroaches into the one-hundred-foot buffer area.

(2) The buffer yard may be part of the required front, side or rear yards, and in cases of conflict, the larger yard requirements shall apply.

§ 275-122.2. Special design standards applicable to single-family attached units. [Added 12-12-2011 by Ord. No. 722]

A. A minimum of 30% of the tract shall be designated as restricted to and used for common open space uses.

B. The common open space provisions of Article XXXV, §§ 275-217 through 275-223 shall apply to a single-family attached development in the SU-2 Special Use District.

C. The topography and natural features of the site shall be considered in planning, designing, locating, orienting and constructing all residential buildings and other structures to improve the aesthetic design of the development.

D. Residential buildings and other structures shall be located and situated to promote pedestrian and visual access to open space.

E. All utilities shall be placed and/or installed underground.

F. Refuse stations to serve recreational areas shall be designed with suitable screening, located so as to be convenient for trash removal and not offensive to nearby residential areas.

G. Notwithstanding the requirements of § 275-182 of Article XXXI, Off-Street Parking and Loading, in the SU-2 Special Use District four off-street parking spaces shall be provided for each dwelling unit and overflow parking shall be provided at 1.25 parking spaces per dwelling unit, which overflow parking shall be subject to the reserve parking provisions of § 275-189. For purposes of this section, the term "overflow parking" shall include all permitted on-street parking spaces and all parking spaces provided in segregated, off-street parking areas. Segregated overflow parking areas containing 10 or fewer spaces shall not be subject to the provisions and requirements of § 275-188, Screening and landscaping requirements, of Article XXXI. Parking on one side of the street shall be permitted.

H. The provisions and requirements of § 275-214D(3) and (4) in Article XXXIV shall not apply to single-family attached dwelling units in the SU-2 Special Use District.

I. Buffer planting. A ten-foot-wide buffer planting strip shall be provided in the perimeter property line setback area as may be required by the Township Council during the conditional use hearing and shall contain landscaping in accordance with a landscaping plan approved by the Township, which shall be in lieu of the provisions and requirements of §§ 275-122.1 and 275-214D(1); provided,

§ 275-122.2 however, that no buffer planting strip shall be required in any part of a perimeter setback which abuts § 275-122.2
perpetually preserved conservation area, park land or open space.

J. The provisions of § 275-214D(2) shall apply to single-family attached units in the SU-2 Special Use District except that shade trees and all required landscaping may be located within the street right-of-way.

ZONING

275 Attachment 2

Township of Middletown

Summary of Zoning District Regulations: Nonresidential [Amended 12-13-2004 by Ord. No. 659; 6-26-2006 by Ord. No. 673; 2-10-2020 by Ord. No. 810]

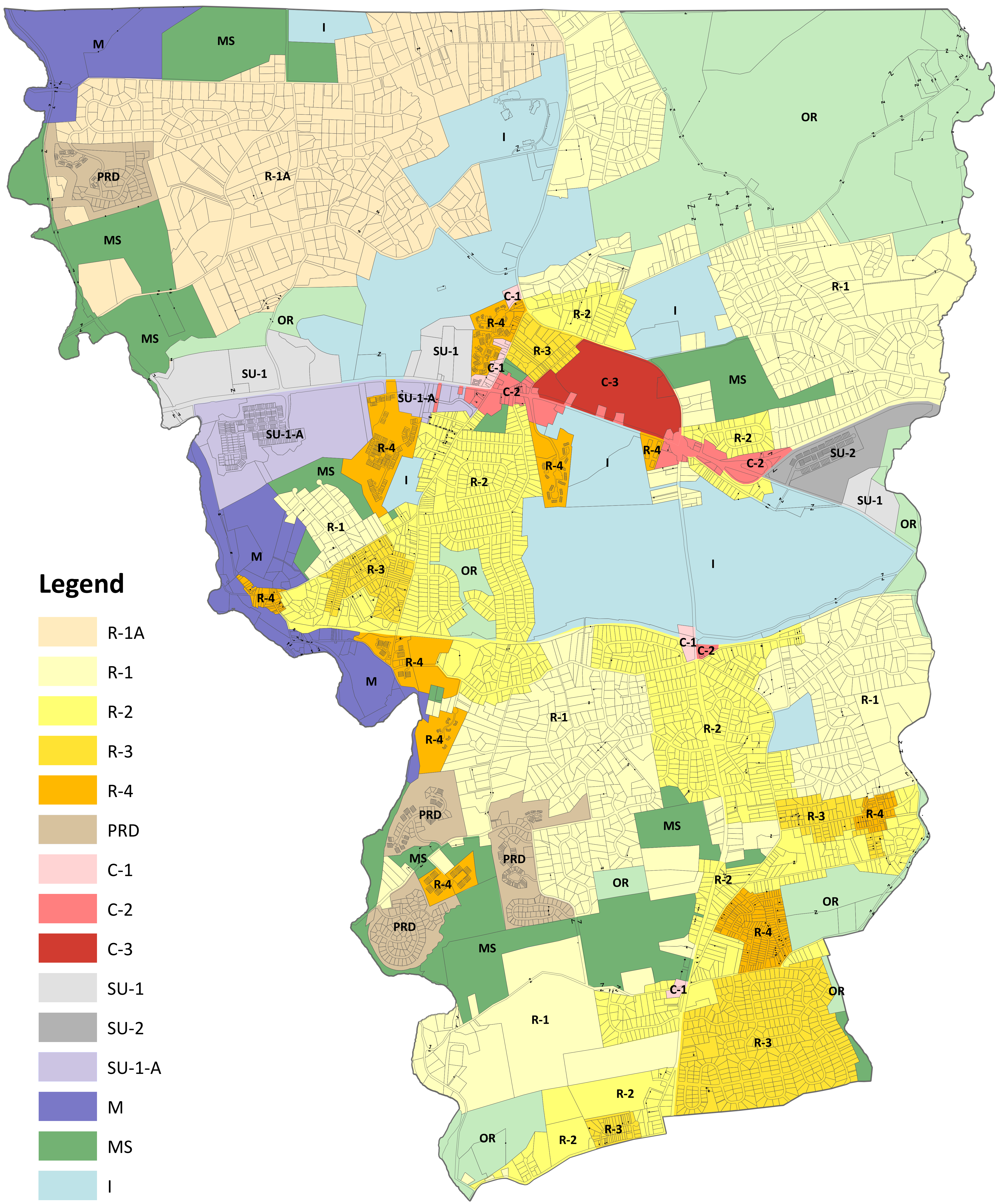
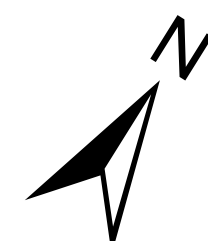
| Zoning District | Minimum | | | | | | | | | | Maximum | | | |
|----------------------|--------------|---|--|---------------|----------------------------|--------------------------|-------|------|--|----------------------|----------------------|--------------------|-------------|--------------------|
| | Tract Size | Open Space | Lot | | | | Yard | | | | | Coverage | | Height Building(s) |
| | Area (acres) | Area | Area | | Width at the Building Line | Width at the Street Line | Front | Rear | Side | Aggregate Side | Side Abutting Street | Impervious Surface | Building(s) | |
| | | | (acres) | (square feet) | | | | | | | | | | |
| I-1 | | | | | | | | | | | | | | |
| Hospitals | | | | | | 190 | 100 | 100 | 200 | | | 60% | 30% | 80 |
| Offices | | | 2 | 87,120 | 150 | 100 | 75 | 75 | 50 | 125 | 75 | 40% | 20% | 35 |
| Life care facilities | 35 | | 8 units/acre (300 d.u. maximum in the district) | | | | | | | | | | | |
| I-2 | | | | | | | | | | | | | | |
| Schools | | | (Maximum density 3,875 square foot gross linear area per acre) | | | | 200 | 100 | 100 | 200 | 200 | 35% | | 35, 45, 55 |
| I-3 | | | (Maximum density 3,875 square foot gross linear area per acre) | | | | | | | | | 50% | 20% | 35, 45 |
| I-4 | | | 1 | 43,560 | 120 | 50 | 50 | 50 | 25 | 60 | 50 | 40% | 20% | 35 |
| OR-1 | 10 | | | 435,600 | | 200 | 200 | 200 | 200 | 400 | 200 | | | 35 |
| OR-2 | | | | | | | | | | | | | | |
| | 1 | | | 43,560 | | 50 | | | | | | | | |
| Golf / 9 holes | 50 | | | 2,178,000 | | | | | 200 feet setback for service buildings | | | | | 35 |
| Golf / 18 holes | 100 | | | 4,356,000 | | | | | | | | | | |
| SU-1 | | | | | | | | | | | | | | |
| Individual lots | | | 4 | 174,240 | 200 | 150 | 100 | 100 | 100 | 200 | 200 | 50% | 20% | 40 |
| Tract | 10 | | | 435,600 | | 500 | | | | | | | | |
| SU-2 | | | | | | | | | | | | | | |
| Tract | 10 | 10%, 15% or 20% depending on no. of units | | 435,600 | | | | | | | | 45% | 30% | 35 |
| Individual | | | | 7,500 | | | 20 | 20 | 20 | 40 | 20 | | | |
| B | | | | | | | | | | | | | | |
| | | | 1 | 43,560 | 100 | 100 | 60 | 60 | 25 | 60 | 60 | 65% | 25% | 35 |
| | | | 2 | 87,120 | 200 | 150 | 100 | 100 | 60 | 125 | 100 | 40% | 20% | 35 |
| Enhanced | | | | | | | 50 | 50 | | 15; none less than 5 | 50 | 75% | | |
| B-1 | | | 3 | 130,680 | 300 | 300 | 100 | 100 | 100 | 200 | 100 | 60% | 25% | 35 |

MIDDLETOWN CODE

| Zoning District | Minimum | | | | | | | | | | Maximum | | | |
|-----------------|--------------|------------|---------|---------------|----------------------------|--------------------------|-------|------|------|----------------|----------------------|--------------------|-------------|--------------------|
| | Tract Size | Open Space | Lot | | | | Yard | | | | | Coverage | | Height Building(s) |
| | Area (acres) | Area | Area | | Width at the Building Line | Width at the Street Line | Front | Rear | Side | Aggregate Side | Side Abutting Street | Impervious Surface | Building(s) | |
| | | | (acres) | (square feet) | | | | | | | | | | |
| B-2 | 10 | | | 435,600 | | 500 | 200 | 200 | 200 | 400 | 200 | 60% | 25% | |
| PBC | | | 5 | 217,800 | 200 | 200 | 200 | 100 | 50 | 100 | 200 | 65% | 15% | 45 |
| O | | | 2 | 87,120 | 150 | 100 | 75 | 75 | 50 | 125 | 75 | 40% | 20% | 35 |
| OC | 7.5 | | | 326,700 | | 500 | | | | | | 60% | | |
| | | | 2.5 | 108,900 | | | 100 | 100 | 100 | 200 | 100 | 60% | 10% | 45 |
| M | | | 2 | 87,120 | 150 | 150 | 90 | 90 | 75 | 160 | 90 | 60% | 40% | 55 |

NOTES:

All numerical values are recorded in feet unless otherwise noted. See text for complete details for all districts.



Legend

- R-1A
- R-1
- R-2
- R-3
- R-4
- PRD
- C-1
- C-2
- C-3
- SU-1
- SU-2
- SU-1-A
- M
- MS
- I
- OR
- Parcels



DRAFT Revised Zoning Map Middletown Township