

Township of Adams, PA
Wednesday, May 12, 2021

Chapter 192. Zoning

Article V. Overlay Zoning Districts

§ 192-38. Permitted uses by district.

[Amended 9-29-2008 by Ord. No. 125; 7-11-2016 by Ord. No. 158; 2-12-2018 by Ord. No. 164]
The Table of Permitted Uses by District is as follows:

Route 228 Overlay District Uses		
Use	Permitted Use	Conditional Use
Automotive service including collision repair and auto painting only if conducted entirely within an enclosed building, with discarded parts or junk vehicles stored within an enclosed building; no exterior storage or parking of vehicles or parts		X
Automotive sales, including new and used cars, motorcycles, recreation vehicles, mobile homes, trucks or farm equipment, without service facilities	X	
Bakery with baking limited only to goods for daily retail sales on the premises, maximum seating for 20 persons	X	
Bank or savings and loan office, including drive-through and automated facilities	X	
Banquet hall and/or catering services	X	
Beverage distributor		X
Boarding kennel		X
Business services	X	
Clubs, lodges, or fraternal or social organizations	X	
Convenience store, including automotive service for the sale of gasoline, oil, tires, batteries, and accessories and car washing	X	
Conversion structure		
Dairy store or delicatessen, maximum seating for 20 persons	X	
Dance, art, self-defense or exercise instruction studios	X	
Day-care center	X	
Drive-in/fast-food restaurant	X	
Factory outlet sales	X	
Food market or supermarket	X	
Funeral home	X	
Gardening materials sales and/or nursery	X	

Route 228 Overlay District Uses

Use	Permitted Use	Conditional Use
General retail (25,000 square feet and less)	X	
Government facilities or services, including but not limited to police or fire stations, emergency medical services facilities, post office, library, or similar uses	X	
Hospitals, outpatient medical facilities	X	
Hotel or motel, full service, including restaurant, meeting room and lounge	X	
Indoor recreation facilities, including but not limited to video arcades, ice rinks, soccer, archery, bowling alleys	X	
Laundry, coin-operated, and/or dry-cleaning pickup and delivery outlet	X	
Liquor store		X
Mixed use, general or specialty retail, or office on first floor, residential or office on 2nd floor, residential only above	X	
Museums	X	
Office park, no manufacturing or warehousing on the premises	X	
Office, business or professional	X	
Outpatient medical facility	X	
Personal services	X	
Public utility facilities	X	
Restaurant, excluding drive-through	X	
Specialty retail	X	
Studios and art galleries for photography, graphic arts, instruction or exhibition	X	
Veterinary services	X	
PRDs, single-family residential	X	
PRDs, single and multifamily residential	X	
Park and ride commuter lots, bus stations		X
Other commercial uses		X

Personal Services Overlay District Uses

Use	Permitted Use	Conditional Use
Automotive service including collision repair and auto painting only if conducted entirely within an enclosed building, with discarded parts or junk vehicles stored within an enclosed building; no exterior storage or parking of vehicles or parts		
Automotive sales, including new and used cars, motorcycles, recreation vehicles, mobile homes, trucks or farm equipment, with or without service facilities, but if provided, service facilities shall be in an enclosed structure with no outdoor storage of discarded vehicles or parts		
Bakery with baking limited only to goods for daily retail sales on the premises, maximum seating for 20 persons	X	

Personal Services Overlay District Uses

Use	Permitted Use	Conditional Use
Bank or savings and loan office, including drive-through and automated facilities	X	
Banquet hall and/or catering services	X	
Beverage distributor		X
Business services	X	
Clubs, lodges, or fraternal or social organizations	X	
Convenience store, including automotive service for the sale of gasoline, oil, tires, batteries, and accessories and car washing		
Conversion structure	X	
Dairy store or delicatessen, maximum seating for 20 persons	X	
Dance, art, self-defense or exercise instruction studios	X	
Day-care center	X	
Drive-in/fast-food restaurant		
Factory outlet sales		
Food market or supermarket		
Funeral home	X	
Gardening materials sales and/or nursery		X
General retail (5,000 square feet and less)		X
Government facilities or services, including but not limited to police or fire stations, emergency medical services facilities, post office, library, or similar uses	X	
Hospitals, outpatient medical facilities		
Hotel or motel, full service, including restaurant, meeting room and lounge		
Indoor recreation facilities, including but not limited to video arcades, ice rinks, soccer, archery, bowling alleys		X
Laundry, coin-operated, and/or dry-cleaning pickup and delivery outlet		X
Liquor store		X
Mixed use, general or specialty retail, or office on first floor, residential or office on 2nd floor, residential only above, totalling 5,000 square feet and less	X	
Museums	X	
Office park, no manufacturing or warehousing on the premises		X
Office, business or professional	X	
Outpatient medical facility		X
Personal services	X	
Public utility facilities	X	
Restaurant, excluding drive-through, totalling 2,500 square feet and less		X
Specialty retail		X

Personal Services Overlay District Uses

Use	Permitted Use	Conditional Use
Studios and art galleries for photography, graphic arts, instruction or exhibition	X	
Park and ride commuter lots		

§ 192-39. Minimum dimensional and site design standards.

[Amended 7-23-2001 by Ord. No. 96; 3-7-2005 by Ord. No. 109; 9-29-2008 by Ord. No. 125; 2-28-2011 by Ord. No. 141; 2-12-2018 by Ord. No. 164]

The Table of Minimum Dimensional and Site Design Standards is as follows:

Overlay Zoning Districts		
Table of Minimum Dimensional and Site Design Standards		
	Route 228 Overlay	Personal Service Overlay
Primary access	Public access road	Public access road
Minimum lot area	No minimum	No minimum
Minimum lot width	No minimum	No minimum
Minimum right-of-way dedication	40 feet along Route 228; 20 feet along arterial connections	20 feet along primary corridor
Minimum building setbacks		
Building setback from property line parallel with Route 228 right-of-way or arterial connection (feet)	10	10
Side yard setback (feet)	20	20
Rear setback from access right-of-way (feet)	25	25
Rear setback from rear property line (feet)	15	15
Edge of paved surface to property line (side and rear yards) (feet)	10	10
Maximum impervious coverage	70%	70%
Buffer landscaping		
Abutting Route 228 (Bufferyard F) (feet)	25 planted area; 15 within 40 feet right-of-way	25 planted area; 15 within 40 feet right-of-way
Abutting rear and side property line (Bufferyard G) (feet)	15 planted area	15 planted area
Interior landscaping		
Perimeter of parking area	1 tree/10 spaces	1 tree/10 spaces
Abutting access road	10-foot planting strip	10-foot planting strip
Building area	No minimum	No minimum
Building appearance		
Plain concrete block, composition board siding prohibited		

Overlay Zoning Districts

Table of Minimum Dimensional and Site Design Standards

	Route 228 Overlay	Personal Service Overlay
Wall materials	Stone, wood, brick, metal, glass	Stone, wood, brick, metal, glass
Roofline	Gable, hipped, gambrel, mansard	Gable, hipped, gambrel, mansard
Building height	5 stories	3 stories
Wall delineation, maximum continuous material	Less than 6,000 square feet; one material	Less than 6,000 square feet; one material
Wall delineation, maximum continuous material	6,000 square feet or greater - two materials; 20% minimum of lesser	6,000 square feet or greater - two materials; 20% minimum of lesser
Structural layouts, general (see § 192-47A)	All structures, regardless of size	All structures, regardless of size
Lighting		
Parking areas	Sharp cutoff luminaire: 20-foot maximum height	Sharp cutoff luminaire: 20-foot maximum height
Building area	Optional	Optional
Wall washers (security lighting)	Indirect, one per 50 linear feet	Indirect, one per 50 linear feet
Signage		
Wall-mounted, interior lit, maximum signage per principal structure	1/10 wall surface, 10% to 75 square feet	1/20 wall surface, 5% to 50 square feet
Monument	32 square feet	32 square feet
Collective freestanding	60 square feet	60 square feet
Single-use recorded parcel	32 square feet	32 square feet