

ZONING

PO/B PLANNED OFFICE/BUSINESS

The purpose of the PO/B District is to provide highly visible and appropriate locations for major business developments, including offices and limited commercial uses. To balance these areas typically affected by traffic patterns, special requirements are included for coordinated circulation improvements to support the permitted development.

DIMENSIONAL TABLE

MIN. TRACT SIZE	6 acres
MIN. LOT SIZE	30,000 square feet
MIN. TRACT WIDTH	225 square feet
MIN. LOT WIDTH	
at Street Line	100 feet
at Street Line (Mnr Arterial)	250 feet
at Street Line (PA Route 248)	350 feet
MAX. BUILDING HEIGHT**	
Principal Structure	65 feet
MAX. COVERAGE	
Building	40%
Impervious Surface	70%
MIN. YARD SETBACK*	
Front Yard	35 feet
Side Yard	35 feet
Rear Yard	35 feet
Side Yard (within same tract)	20 feet

* Corner lots have two front yards and two side yards. See § 190-804.

** See § 190-408 for additional height standards.

PERMITTED USES

PRINCIPAL USES

PERMITTED BY RIGHT

Artisan, craft, exercise or performing arts studio

Bank or financial institution

Bar or tavern

Beverage production - microbrewery

Business services establishment

Commercial indoor recreation use

Community center or cultural center

Community garden

Convenience store

Convention, conference, banquet or training center

Crop farming

Day-care center, adult

Day-care center, child

Essential services

Forestry

Group care facility

Governmental and emergency services facility

Medical or dental clinics and laboratories

Mixed-use building

Nursing home

Office, professional

Personal care home or center

Personal services establishment

Public park/recreation

Research, development, engineering or testing laboratory

Restaurant, sit-down

Retail establishment

CONDITIONAL USES

Geothermal energy system

Hospital

Planned development

School, commercial

SPECIAL EXCEPTIONS

Comparable commercial uses not specifically listed

Restaurant, quick-service

Theater

Wireless communications facility, tower-based

ACCESSORY USES

PERMITTED BY RIGHT

Accessory use and structure which are clearly customary and incidental to a permitted principal use

Auditorium

Brew pub or tap/tasting room

Bus shelter

Community-supported agriculture delivery station

Day-care center as an accessory use

Farmers market

Food truck

Home-based business, no-impact

Keeping of pets

Noncommercial recreational facility for household use or for residents of a development (including tennis courts and swimming pools)

Outdoor dining area

Residential accessory building, structure or use

Satellite dish antenna or satellite antenna

Solar energy system, small

Temporary structure or use

Urban keeping of livestock

Wind energy system, small

SPECIAL EXCEPTIONS

Drive-through facility

Helistop

Home occupation, low-impact

Walk-up window

Wireless communications facility, nontower