

Part 12**PO - INDUSTRIAL/PROFESSIONAL OFFICE RESEARCH DISTRICT**

§ 27-1201. Purpose. [Ord. 162, 6/12/2002, § 1200; as amended by Ord. 214, 7/13/2011, § 2; and by Ord. 219, 7/24/2012, § 2]

It is the intent of this Part to provide an area within the Township which encourages well-planned professional office building, non-nuisance research establishments, and compatible commercial and industrial uses, in an environment which maintains a relatively high degree of aesthetic quality and environmental sensitivity, and serves as a transition from commercial or industrial uses to residential uses.

§ 27-1202. Use Regulations. [Ord. 162, 6/12/2002, § 1201; as amended by Ord. 182, 12/1/2005, § 2; by Ord. 214, 7/13/2011, § 3; by Ord. 219, 7/24/2012, § 3; and by Ord. 227, 11/5/2014, § I]

1. Uses by Right. A building may be erected, altered or used, and a lot or premises may be used, by right, for any of the following purposes and for no other, provided that any on-site retail sales related to the uses by right shall be permitted only when authorized as a special exception as set forth in Subsection 2 or as a permitted accessory use as provided in Subsection 4:
 - A. Scientific research laboratory or other testing or research establishment.
 - B. Executive, administrative, business, or professional office building.
 - C. Educational use, including public or educational use other than public school; corporate technical school for executives and employees; conference center, training center, or vocational-technical school.
 - D. Eleemosynary or philanthropic institution, charitable use.
 - E. Hospital or medical clinic.
 - F. Government offices or semi-public offices serving the public such as a library, post office, fire station, police station, municipal building, and community or civic center buildings.
 - G. Agriculture as provided for in § 27-1609 of this chapter.
 - H. Municipal use.
 - I. Cold storage plant, frozen food plant.
 - J. Health or fitness club.
 - K. Mail order merchandise establishment.
 - L. Recreation, active and/or passive.
 - M. Self-service storage buildings; mini-warehouses.

- N. Wholesale businesses.
 - O. Warehousing and distribution of products related to the uses above.
 - P. Planned industrial development.
 - Q. Express mail pick-up or delivery establishment.
 - R. Forestry, where conducted in compliance with the provisions of § 22-429.2 of the East Vincent Subdivision and Land Development Ordinance [Chapter 22].
2. Uses by Special Exception. The following uses shall be permitted as a special exception when authorized by the Zoning Hearing Board, subject to the standards of Part 20 of this chapter:
- A. Any on-site retail sales related to the above permitted uses.
 - B. Auction house, excluding vehicular auction.
 - C. Day care center.
 - D. Park and ride facility.
 - E. Public utility.
 - F. Veterinary hospital or animal hospital.
 - G. Telecommunication facilities as provided in § 27-1606B(1) and subject to full compliance with the provisions of § 27-1606.
3. Conditional Uses. The following uses shall be permitted as a conditional use when authorized by the Board of Supervisors, subject to the standards set forth herein and in Part 19 of this chapter:
- A. Cemetery.
 - B. Mass transit station.
 - C. Motel, hotel or inn.
 - D. Newspaper publishing establishment.
 - E. Sales and service of new and used automobiles; automobile repair shops provided that all repair, servicing and other similar functions shall be completely enclosed within a building.
 - F. Contractors office and yard.
 - G. Farm and garden machinery and equipment sales and service.
 - H. Garden center and landscape nursery.
 - I. Lumberyard.

- J. Manufacturing facilities, which involve the processing, assembly, packaging or distribution of goods and materials.
 - K. Printing establishment.
 - L. Vehicular auction.
4. Accessory Uses. The following accessory uses shall be permitted, where in compliance with all applicable provisions of Part 16 and provided that they shall be incidental to any of the foregoing uses. Any on-site retail sales involved with any accessory uses shall be permitted only when authorized as a special exception unless permitted as a condition of conditional use approval where accessory to any use permitted subject to Subsection 3, above:
- A. Restaurant or cafeteria facilities for employees.
 - B. Buildings and uses customarily incidental to the above uses, when located on the same lot.
 - C. Storage within a completely enclosed building, or as otherwise regulated by § 27-1603 of this chapter.
 - D. Living accommodations for a watchman or similar employee.
 - E. Day care facility.
 - F. Any other customary accessory uses that are clearly incidental to the principal building, structure or use.

§ 27-1203. Area and Bulk Regulations. [Ord. 162, 6/12/2002, § 1202]

1. The following regulations shall be observed:

		With Public or Central Sewer and/or Water	With On-Site Sewer and Water
A.	Minimum lot size	1.5 acres with a 3.5 acre average	3.5 acres
B.	Minimum lot width at street line	200 feet	250 feet
C.	Maximum impervious cover	40%	40%
	Exceptions to the above impervious cover limitations:		
(1)	Where approved by the Township subject to conditional use approval, maximum impervious cover may be increased up to, but not exceeding, 45% for a planned industrial development, when compliance is demonstrated with the provisions of § 27-1205.2.		

		With Public or Central Sewer and/or Water	With On-Site Sewer and Water
(2)	Where approved by the Township subject to conditional use approval, maximum impervious cover may be increased through receipt of transferable development rights as provided for in Part 24.		
D.	Minimum setback at building setback line	50 feet	75 feet
E.	Minimum side yard	50 feet	60 feet
F.	Minimum rear yard	60 feet 100 feet minimum when adjoining district	60 feet 120 feet minimum adjoining any residential district
G.	Maximum building height	2 stories, not to exceed 35 feet	2 stories, not to exceed 35 feet
Where approved by the Township subject to conditional use approval, maximum building height may be increased beyond two stories and 35 feet through receipt of transferable development rights as provided in Part 24.			
H.	Condominium ownership of buildings is encouraged to provide for small businesses. Zero lot line (party wall) is permitted between units of a building.		

§ 27-1204. Design Standards. [Ord. 162, 6/12/2002, § 1203]

1. Access, Frontage and Interior Circulation. As required by § 27-1708 of this chapter.
2. Loading and Unloading. As required by § 27-1711 of this chapter.
3. Parking. As required by § 27-1709 of this chapter.
4. Visibility at Intersections. As required by § 27-1702 of this chapter.
5. Storage. As required by § 27-1603 of this chapter.
6. Lighting. As required by § 27-1715 of this chapter.
7. Screening and Landscaping. As required by §§ 27-1712 and 27-1713 of this chapter.
8. Signs. As required by § 27-1717 of this chapter.

§ 27-1205. Special Provisions for Planned Industrial Development. [Ord. 162, 6/12/2002, § 1204]

1. All proposed planned industrial development shall comply with the requirements set forth in § 22-433 of the East Vincent Subdivision and Land Development Ordinance [Chapter 22].
2. Procedure for Permitting Increased Impervious Lot Cover. The impervious lot cover limitations of § 27-1203C may be increased by the Township up to a 45% maximum,

measured on a tract-wide basis, and subject to conditional use approval, when the applicant demonstrates to the Board of Supervisors compliance with the following site development objectives:

- A. A preliminary soils report, submitted by the applicant at the time that an increase in impervious coverage is requested, shall adequately demonstrate to the Township that the development, including any proposed impervious coverage increases, will fully comply with the stormwater management plan requirements of the East Vincent Subdivision and Land Development Ordinance [Chapter 22]. The Township reserves the right to request on-site soil testing to be performed by the applicant at his or her expense prior to granting an impervious coverage increase request to verify the preliminary soils report conclusions.
- B. Access control measures such as reduced curb cuts, shared driveways, interparcel access, or service drives will allow for better traffic flows both internal and external to the development.
- C. An overall landscape plan for the entire planned industrial development shall demonstrate that the amount of required landscaping will be increased a minimum of 10% above that stipulated in § 22-422 of the East Vincent Subdivision and Land Development Ordinance [Chapter 22], measured both tractwide and lot by lot. Increasing the size of landscape materials beyond the minimum sizes may be substituted for increasing the numbers of plant materials, subject to Township approval.
- D. A comprehensive sidewalk and trails plan shall accompany the internal street plan for the entire planned industrial development, showing the required perimeter trail interlinked with internal pedestrian and other nonmotorized travel ways. All such trails and sidewalks also shall be coordinated with sidewalks and trails of other neighboring developments, to the extent applicable.
- E. A uniform signage plan for the development is included, addressing the location, size, height, colors and illumination of subdivision entrance signs, free standing signs for each lot, building-mounted signs, and directional signage.
- F. Where granted by the Township, conditional use approval for increases in the impervious lot coverage maximum shall not waive the applicant's or any assign's responsibility to comply with the stormwater management plan requirements of the East Vincent Subdivision and Land Development Ordinance [Chapter 22] at the time of subdivision plan approval.