











Legend

ZONING DISTRICT

	PP	Farmland Protection
	OR	Open Space Residential
	CR	Country Residential
	SR	Suburban Residential
	SR-1	Suburban Residential Medium Density
	TC	Town Center
	EC	Employment Center
	EC-1	Employment Center/Middle Home
	EC-2	Employment Center/Low Density
	RC	Residential Community

Chapter 200. Zoning

Article IV. District Regulations

§ 200-18. TC Town Center District.

In the TC District, the following regulations shall apply:

A. Use regulations.

(1) Uses by right. Only the following uses shall be permitted by right: (See also Article V.)

A-3	Forestry
C-1	Athletic facility
C-3	Community center
C-4	Commercial school
C-5	Day-care center
C-9	Municipal facility
C-11	Place of worship
C-12	Private organization/club
C-13	Recreational facility
D-1	Medical office/clinic
D-2	Office
D-3	Professional services
E-3	Automotive accessories
E-5	Bed-and-breakfast
E-6	Convenience store, not involving sales of gasoline
E-7	Restaurant without drive-through service
E-9	Entertainment
E-10	Farmers market
E-11	Financial establishment, which may include drive-through service
E-12	Funeral home
E-13	Large retail store, of between 10,000 and 100,000 square feet total building floor area
E-15	Motel, hotel or inn
E-16	Neighborhood shopping facility
E-18	Repair shop
E-19	Retail shop
E-21	Service business
E-22	Specialty cultural shopping facility

E-25	Veterinary clinic
F-2	Emergency services
F-4	Essential services
H-1	Light or general home occupation with an existing dwelling
H-3	Residential accessory structure or use
H-4	Boarding within an existing dwelling
H-5	Customarily incidental accessory building or use
H-6	Outside storage as accessory to an allowed principal use. In no case shall outdoor storage exceed 5% of the total lot area of a lot.
H-7	Temporary structures and uses
H-10	Dwelling in combination with a business
H-15	Residential solar energy system
H-16	Nonresidential solar energy system

- (2) Conditional uses. Only the following uses shall be allowed as conditional uses: (See also Articles **V** and **IX**.)
[Amended 4-20-2017 by Ord. No. 349]

B-16	Group home
B-17	Continuing care facility
C-7	Hospital
C-8	Library or museum
C-10	Nursing home
C-14	Primary or secondary school or college
D-4	Office park/corporate center
E-4	Automotive repair shop
E-8	Restaurant with drive-through service
E-13	Large retail store, of more than 100,000 square feet of total building floor area
E-23	Shopping center
E-24	Tavern
E-29	Dispensary facility
F-1	Utility operating facility

- (3) Uses by special exception. Only the following uses shall be allowed as special exception uses: (See also Articles **V** and **XII**.)

B-14	Residential conversion
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- (4) Signs shall be allowed in accordance with Article **VIII**.

- B. Performance regulations. The following regulations shall apply within the TC District, unless a more restrictive provision is established (such as in Articles **IV** and **VI**):

Maximum Impervious Surface Ratio Per Site

Allowed use	0.75
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- C. Area and dimensional regulations. The following regulations shall apply within the TC District, unless a more restrictive provision is established by another section of this chapter (such as Article **V**):

	Minimum Lot Area (square feet)	Minimum Lot Width at Minimum Building Setback Line (feet)	Minimum Yards: Front/Each Side/Rear (feet)	Minimum Distance Between Principal Buildings (feet)
Allowed use	10,000	80	25/10*/25*	20

NOTES:

* Except a seventy-foot minimum building setback shall apply for a nonresidential principal building to the lot line of a principal residential use or a lot line of a lot zoned SR, SR-1 or CR. This seventy-foot minimum setback shall be increased to 100 feet if the building has a total floor area of greater than 50,000 square feet.

- (1) Maximum building height. A maximum of 2 1/2 stories or a maximum height of 35 feet, whichever is more restrictive, is permitted for single-use buildings and a maximum of 3 1/2 stories or a maximum height of 45 feet is permitted for mixed-use buildings.
- (2) Dwellings. Under the provisions of Use H-10, one apartment dwelling unit may be built in combination with each principal commercial or office use, provided the uses are in the same building.

D. Site design standards and guidelines. To promote infill traditional neighborhood development, as authorized by the State Municipalities Planning Code,^[1] the following additional standards and guidelines shall apply in the TC District:

- (1) All streets shall be constructed with sidewalks meeting Township standards on both sides of the street.
- (2) If a building is over 200 feet long, it must have variations in rooflines or setbacks every 200 feet at a minimum.
- (3) A minimum width of 30 feet adjacent to the curbline of Sullivan Trail shall be planted and maintained in grass or other vegetative ground cover, except for necessary approximately perpendicular driveway crossings. Trees and shrubs shall also be planted in this vicinity, provided they do not obstruct safe sight distances. Where a sidewalk is provided, such thirty-foot width may be provided in two segments, provided that the total width totals at least 30 feet. Where curbing is not provided, such width shall be measured from the street right-of-way. Preexisting parking spaces may be rearranged, provided they do not result in an increase in the land area covered by off-street parking spaces in such location.
- (4) Before zoning approval is granted for any new principal building, a conceptual architectural plan shall be submitted to the Township for review. Such plans shall show the front elevation of the building and shall list the types of exterior building materials of the front facade.
- (5) Walkways through parking lots shall be well-defined and separated from major vehicle corridors, except where crosswalks are provided. Street level storefronts shall be inviting to pedestrians.
- (6) Loading and unloading spaces for trucks shall not block major pedestrianways or create blind spots.

[1] *Editor's Note: See 53 P.S. § 10101 et seq.*