

§ 140-12. Economic Development - Commercial District (EC-1).

A. Purpose. The intent of the Economic Development - Commercial District (EC-1) is to:

- (1) Recognize the existing mixture of uses present along Route 30 and provide the continuation of a similar mixture of nonresidential uses, including regional business and shopping centers, office park complexes, professional offices and mixed-use buildings offering a variety of office and upper floor living arrangements.
- (2) Ensure the availability of public water and public sewer service.
- (3) Ensure compatibility between uses through landscaped buffers, consistent signage and other site amenities.
- (4) Manage access to and from the Route 30 corridor to protect public safety and develop regulations limiting the size, scale and range of uses to prevent commercial strip development.
- (5) Promote the development and continuation of the Route 30 corridor streetscape plan.
- (6) Promote development of high-quality conference and tourism service centers.
- (7) Implement the Land Use Plan of the Straban Township Comprehensive Plan, in particular, the economic development commercial area.

B. Allowed uses.

- (1) The following list establishes the uses allowed in the EC-1 Districts: **[Amended 6-7-2010 by Ord. No. 2010-01; 4-2-2011 by Ord. No. 2011-02; 12-3-2018 by Ord. No. 2018-01; 10-4-2021 by Ord. No. 2021-04]**

Table 140-12-1

EC-1 Allowed Uses

Type of Use:

P=Permitted

Type of Use	S=Special Exception	Use Regulations
Residential Uses		
Residential conversions	P	§ 140-15F
Halfway house	SE	§ 140-15D
Mixed-use buildings/live-work units	P	§ 140-15C(5)
Multifamily dwelling	P	§ 140-15B, C
Town center use	SE	§ 140-15H

Table 140-12-1**EC-1 Allowed Uses****Type of Use:****P=Permitted**

Type of Use	S=Special Exception	Use Regulations
Nonresidential Office Uses		
Commerce/business park	SE	§ 140-19R
Convention and visitors center	SE	§ 140-19S
Professional services	P	
Banking/financial institutions	P	
Personal services	P	
Businesses with drive-through facilities	P	§ 140-19B
Health care offices	P	
Medical marijuana dispensary	P	§ 140-20H
Veterinary facilities and animal hospitals	P	§ 140-19Q
Commercial Uses		
Commercial greenhouse or nursery	P	§ 140-19C
Consumer fireworks sales facility	P	§ 140-19T
Contractor headquarters	P	§ 140-19D.1
Day-care centers	P	§ 140-19G
Funeral home	P	§ 140-19H
Hotel and motel	SE	§ 140-19I
Grocery store	P	§ 140-19J
Retail wholesale	P	§ 140-19K
Shopping center	SE	§ 140-19L
Tavern	P	§ 140-19M
Vehicle fueling stations	P	§ 140-19N
Vehicle sales, service, washing, repair and body shop	P	§ 140-19O
Restaurant	P	
Retail businesses	P	

Table 140-12-1

EC-1 Allowed Uses

Type of Use:

P=Permitted

Type of Use	S=Special Exception	Use Regulations
Studios	P	
Institutional Uses		
Commercial technical or training schools	P	
Hospital	P	§ 140-18B
Places of worship	P	§ 140-18D
Transportation/Utility Uses		
Parking garage	P	§ 140-23B
Public services office uses	P	§ 140-21B
Communications antennas mounted on an existing wireless support structure	P	§ 140-21A
Public utilities	SE	§ 140-21C
Accessory Uses		
Accessory uses customarily incidental to the above allowed uses, including but not limited to:		
No-impact home-based businesses	P	§ 140-23C
In-home day care	P	§ 140-23C
Cottage industry	P	§ 140-19F
Garages and other accessory buildings and structures	P	§ 140-23B
Farmers market (temporary or permanent) roadside stands	P	§ 140-23E

(2) All uses that are permitted by right or by special exception in these districts and as indicated in Subsection B(1) above shall be in conformance with the dimensional requirements and the specific relevant sections of this chapter.

(3) In addition, Article II, Definitions; Article IV, Use Regulations; Article VI, Supplementary Regulations; Article VII, Off-Street Parking and Loading; and Article VIII, Sign Regulations, are applicable. In addition to the use

regulations (Article IV), special exception uses shall meet the general requirements of Article IX.

- C. Maximum density: 10 units per acre.
- D. Dimensional requirements (see Table 140-12-2):
 - (1) Minimum lot width. Requirements are based on the functional roadway classification on which the lot fronts and as identified and defined in the Straban Township Comprehensive Plan.

Table 140-12-2

EC-1 Area, Coverage and Dimensional Requirements

Regulation	Requirement
Minimum lot area	30,000 square feet
Lot width:	
Minimum lot width fronting on arterial, major or minor collector street	75 feet
Minimum lot width fronting on local streets	100 feet
Minimum lot width fronting on new interior roadways	50 feet
Minimum setback requirements:	
Front	60 feet for arterial and major collector roadways 25 feet for new interior roadways 45 feet for all other roads ¹
Side	10 feet
Rear	25 feet
Maximum height	60 feet ²
Maximum lot coverage	75%
Minimum vegetative cover	A minimum of 25% of each lot or combined lots on one development plan shall be maintained with a vegetative cover and landscaping. A landscaping plan shall be provided with every development proposal.

NOTES:

¹ Reference § 140-5, definition of "street classification."

² Gateway Gettysburg has official approval for a maximum height of 85 feet.

E. Site requirements for nonresidential and mixed-use lots. The following requirements are designed to minimize the potential for commercial strip development in coordination with the design requirements applied in the Straban Subdivision and Land Development Ordinance.¹

- (1) Except as may otherwise be permitted by § 140-49, no parking is permitted to be placed within the front yard parking setback. The front yard parking setback distance shall be the distance between the principal building and the road right-of-way. On parcels with multiple principal buildings, the principal building located closest to each road right-of-way shall be used to determine the front yard parking setback. Only landscaping, signage, and access drives are permitted to be located in the front yard area. **[Amended 12-5-2016 by Ord. No. 2016-02; 12-3-2018 by Ord. No. 2018-01]**
- (2) In the event that a building's main entrance is not located on a primary facade, the primary facade shall still be required to provide a combination of at least two of the following architectural elements, including, but not limited to, bays, windows, doors (doors do not have to be open to the public) or cornice for every 50 feet of building length along the primary facade. Corner lots with more than one primary facade shall be required to provide a similar combination of at least two architectural elements, including but not limited to bays, windows, doors (doors do not have to be open to the public) or cornice on each facade for every 50 feet of building length along the facades. Elevation views of the primary facades shall be submitted in the land development plan set. **[Amended 12-5-2016 by Ord. No. 2016-02]**
- (3) The parking lot shall be designed in accordance with the landscaping and buffering standards of the Straban Township Subdivision and Land Development Ordinance.² Shared parking is acceptable if peak parking demands are met by all uses utilizing the shared parking lot. **[Amended 12-5-2016 by Ord. No. 2016-02]**
- (4) Outdoor refuse areas shall be enclosed by walls or opaque fencing designed to be architecturally compatible with the principal building(s). Walls or fencing shall be designed to shield the refuse areas from direct view of any adjacent property and shall be at least six feet high.
- (5) A buffer yard and screening in accordance with § 140-32, Article VI, Supplementary Regulations, shall be provided at the lot line of all nonresidential properties abutting a residential use or district.

1. Editor's Note: See Ch. 117, Subdivision of Land.

2. Editor's Note: See Ch. 117, Subdivision of Land.

- F. Sharing of the access drives and stormwater management and parking facilities is encouraged in accordance with the Straban Township Subdivision and Land Development Ordinance,³ Straban Township Stormwater Management Ordinance⁴ and with appropriate maintenance agreements established at the time of land development.
- G. Sidewalks. The inclusion of sidewalks within a business/commerce park is mandatory on all interior roadways. All sidewalks are required to be five feet in width with a two-foot to four-foot planting strip between the curb and edge of sidewalk. All sidewalks shall be constructed of attractive durable materials, such as decorative concrete or brick pavers. Sidewalk specifications, including section plan views, curb, utility protrusion, transverse joint and expansion joint details, are found in Appendix 2.⁵
- H. U.S. Route 30 streetscape enhancements. This section shall apply to land development applications and change of use applications proposed for lots located along U.S. Route 30 between the Gettysburg Borough line up to and including the western side of the intersection of Cavalry Field Road. Such applications are subject to the following streetscape enhancements:
- (1) Streetlighting. The goal in illuminating the Route 30 corridor is to provide visual clarity, safety, security and aesthetic appeal. Straban Township has selected a style of light fixture for placement within the streetscape. Light fixture placement shall be consistently placed on both sides of Route 30. If possible, a paired arrangement of fixtures on opposing sides of the street opposite one another is required. The spacing of fixtures shall respect tree spacing, intersections and parking locations. Streetlights shall be installed on both sides of the street approximately in line with street trees and at no more than sixty-foot intervals, measured parallel to the street. The sixty-foot spacing of the streetlights is required, where possible, throughout the corridor comprising the area designated for streetscape improvements. All streetlights shall be placed as close to the Route 30 right-of-way as is possible, but not closer than two feet from the curblines, considering existing underground, surface and overhead rights-of-way for utilities. **[Amended 12-5-2011 by Ord. No. 2011-06; 10-5-2015 by Ord. No. 2015-07]**
 - (2) At the time of development, the developer shall be responsible for installing streetlights on the side of the street that is being developed. Streetlights shall contain a light source that provides the same quality and quantity of light as produced by two-hundred-fifty-watt metal halide lamps. All streetlights shall have a minimum height of 18 feet and a maximum height of 23 feet. **[Amended 10-5-2015 by Ord. No. 2015-07]**
 - (a) Light fixture specifications addressing post and luminaire descriptions,

3. Editor's Note: See Ch. 117, Subdivision of Land.

4. Editor's Note: See Ch. 109, Stormwater Management.

5. Editor's Note: Appendix 2, Sidewalk Specifications, is included as an attachment to this chapter.

material, dimensions and installation are found in Appendix 1. Light fixtures that are, in the opinion of the Township Engineer, sufficiently similar in appearance and performance to the specifications in Appendix 1 shall be permitted.⁶

- (b) Any streetlights installed in the Route 30 streetscape enhancement area prior to the effective date of the amendment of this section in 2015 which are, in the opinion of the Township Engineer, sufficiently similar in appearance and performance to the specifications in Appendix 1 shall be deemed to have been compliant with the Zoning Ordinance.
 - (c) Any existing streetlights which contain lamps that can be replaced with light sources manufactured pursuant to newer technology and which, in the opinion of the Township Engineer, provide the same quality and quantity of light as produced by two-hundred-fifty-watt metal halide lamps shall be permitted as replacement light sources in any existing fixtures.
- (3) Building highlighting. The use of specialty lighting fixtures to highlight architecturally significant buildings along Route 30 is encouraged.
 - (4) Street trees are required. Street trees shall be planted back from the right-of-way of Route 30 at the same distance as streetlights. (See § 140-12H(1) above.) A root well of 2.5 feet by five feet is recommended for proper installation. A black iron tree grate shall be installed once the tree is planted to ensure each tree is free from roadway or refuse debris. Street trees shall be planted at no more than forty-foot intervals along on both sides of Route 30. **[Amended 12-5-2011 by Ord. No. 2011-06; 12-5-2016 by Ord. No. 2016-02]**
 - (5) Building landscaping. Each development proposal is required to submit a landscaping plan. Each business entrance shall include landscaping.
 - (6) Business signage. Each business may install up to a maximum of three professionally designed business identification signs. No more than one freestanding sign shall be permitted and such sign shall have a maximum area of 40 square feet. One wall-mounted sign, located in a central portion of the building's primary facade, is permitted. Because parking area location is mandated on the side or rear of any lot, a third sign, either a projecting or wall mounted sign oriented toward the off-street parking area, is permitted.
 - (7) Trash storage. See Subsection E(4).
 - (8) Sidewalks. The inclusion of sidewalks along Route 30 is mandatory on both sides of the corridor. All sidewalks shall be a minimum of five feet in width and shall be constructed of concrete or brick pavers. Sidewalk specifications, including section plan views, curb, utility protrusion, transverse joint and

6. Editor's Note: Appendix 1, Lighting Fixture Specifications, is included as an attachment to this chapter.

expansion joint details, are found in Appendix 2.⁷

7. Editor's Note: Appendix 2, Sidewalk Specifications, is included as an attachment to this chapter.