

Part 4
DISTRICT REGULATIONS

§ 27-401. Explanation of Use Categories. [Ord. 96-267, 5/2/1996; as amended by Ord. 97-284, § 8]

Four classifications of zoning uses are established in this part which vary in their impact upon the Township and in the procedures by which the uses are authorized:

1. Uses by right are those authorized uses for which a zoning approval will be issued by the Zoning Officer upon the Zoning Officer's review of the application for development if the application for development indicates compliance with this chapter.
2. Conditional uses are those authorized uses which are permitted by approval of the Supervisors in accordance with this chapter and specifically Part 7, Conditional Use, Procedure and Specific Standards.
3. Uses by special exception are those authorized uses which are permitted by approval of the Board in accordance with this chapter.
4. Planned residential development uses are those authorized uses which are permitted by approval of the Supervisors as a planned residential development in accordance with Article VII of the MPC, 53 P.S. § 10701 et seq., and Part 9 of this chapter.
5. Uses Not Specifically Listed. Uses which are not specifically listed on the summary Tables of Authorized Uses, § 27-402, or in the Explanation of Use Categories, § 27-401, shall not be permitted in the Township. Uses which are not specifically listed but are similar to a specifically listed use shall be permitted by conditional use in the same zoning district in which similar specifically listed use is permitted and the Board of Supervisors shall make findings with regard to the similarity of the uses.

§ 27-402. Tables of Authorized Uses, Zoning Districts Where Use is Authorized, and Method of Authorization. [Ord. 96-267, 5/2/1996; as amended by Ord. 96-272, 9/5/1996, §§ 8, 9; by Ord. 97-278, 6/5/1997, § 7; by Ord. 97-284, 11/6/1997, § 9; by Ord. 99-293, 4/1/1999, §§ 2-8; by Ord. 99-300, 11/23/1999, §§ 5, 6; by Ord. 2001-311, 3/1/2001, § 4; by Ord. 2001-324, 12/6/2001, § 3; by Ord. 2002-332, 9/5/2002, § 3; by Ord. 2002-334, 11/7/2002, § 2; by Ord. 2003-342, 7/1/2003, § 2; by Ord. 2004-351, 6/3/2004, § 5; by Ord. 2005-354, 2/3/2005, § 7; by Ord. 2005-357, 2/3/2005, § 4; by Ord. 2005-361, 9/1/2005, § 3; and by Ord. 2005-362, 12/15/2005]

1. Principal Uses.¹
2. Accessory Uses.²

§ 27-403. R-1 Rural Residential District. [Ord. 96-267, 5/2/1996; as amended by Ord.

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1. Editor's Note: The Table of Authorized Principal Uses, Zoning Districts Where Use is Authorized, and Method of Authorization is included at the end of this chapter.
 2. Editor's Note: The Table of Authorized Accessory Uses, Zoning Districts Where Authorized and Method of Authorization is included at the end of this chapter.

99-300, 11/23/1999, § 7; by Ord. 2000-305, 8/3/2000, § 2; and by Ord. 2005-362, 12/15/2005]

1. Purpose. The purpose for the establishment of the R-1 Rural Residential District is to encourage land use characteristics of low-density rural development now present in many areas of the Township.
2. Authorized Uses by Right. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by right in the Rural Residential District.
3. Authorized Uses by Conditional Use. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by conditional use in the Rural Residential District.
4. Authorized Uses by Special Exception. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by special exception in the Rural Residential District.
5. Authorized Uses by Planned Residential Development. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by planned residential development in the Rural Residential District.
6. Density, Area, Dimensional, Lot Coverage, Yard, and Building Height. The following requirements shall apply to uses permitted in the R-1 District unless otherwise stated for uses permitted by conditional use or planned residential development.
 - A. Minimum Net Lot Area per Single-Family Dwelling.
 - (1) Where there is no public sanitary sewer: 1.5 acres; however, the minimum net lot area may be increased according to the results of soil percolation tests. In all areas of the Township where on-lot sewage disposal is planned, the applicant shall obtain a percolation test for each lot. The Pennsylvania Department of Environmental Protection regulations for waiver shall not apply.
 - (2) Where there is public sanitary sewer: 1.25 acres.³
 - B. Minimum Lot Width.
 - (1) The minimum lot width shall be 100 feet.
 - (2) The minimum lot width shall be 25 feet at the front lot line.
 - C. Maximum Lot Coverage: 15%, including accessory structures.
 - D. Minimum Yard Requirements for Principal Structures.
 - (1) Front yard: 50 feet.
 - (2) Side yard: 20 feet.
 - (3) Rear yard: 30 feet.
 - E. Minimum Yard Requirements for Accessory Structures.

3. Editor's Note: Amended at time of readoption of Code.

- (1) Front yard: 50 feet.
- (2) All other yards: 10 feet.
- (3) Private garages, and any accessory building in excess of 200 square feet of building area, must comply with the minimum yard requirements for principal structures.
- (4) Driveways, parking lots, handicapped ramps, sidewalks and walkways, flag poles, freestanding light poles and fixtures, fences, and landscaping or ornamental structures shall have no minimum yard requirement.

F. Permitted Projections into Required Yards.

- (1) Typical architectural features on buildings, including but not limited to bay windows, window sills, cornices and eaves, are permitted to project into required yards no more than two feet.
- (2) Patios, decks, and unenclosed porches are permitted to project into required front yard no more than six feet.
- (3) Steps above grade and open fire escapes are permitted to project into required yards no more than five feet.

G. Maximum Building Height: 35 feet.

H. Maximum one single-family dwelling is permitted per lot.

7. Off-street parking shall be provided in conformance with § 27-312, Off-Street Parking Requirements.
8. Express Standards and Criteria for Uses Authorized by Conditional Use. See General Regulations in Part 3 and § 27-705.

§ 27-404. R-2 Single-Family Residential District. [Ord. 96-267, 5/2/1996; as amended by Ord. 99-300, 11/23/1999, § 8; by Ord. 2000-305, 8/3/2000, § 3; by Ord. 2001-317, 9/6/2001, § 6; and by Ord. 2005-362, 12/15/2005]

1. Purpose. The purpose for the establishment of the R-2 Single-Family Residential District is to preserve the character of the existing single-family neighborhoods and create a favorable basis for additional development of single-family neighborhoods.
2. Authorized Uses by Right. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by right in the Single-Family Residential District.
3. Authorized Uses by Conditional Use. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by conditional use in the Single-Family Residential District.
4. Authorized Uses by Special Exception. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by special exception in the Single-Family Residential District.

5. Authorized Uses by Planned Residential Development. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by planned residential development in the Single-Family Residential District.
6. Density, Area, Lot Width, Lot Coverage, Yard and Dimensional, and Building Height Requirements. The following requirements shall apply to uses permitted in the R-2 District unless otherwise stated for uses permitted by conditional use or planned residential development.
 - A. Minimum Requirements per Dwelling Unit.
 - (1) Where There Is No Public Sanitary Sewer.
 - (a) Minimum Net Lot Area: one acre; however, the minimum net lot area may be increased according to the results of soil percolation tests. In all areas of the Township where on-lot sewage disposal is planned, the applicant shall obtain a percolation test for each lot. The Pennsylvania Department of Environmental Protection regulations for waivers shall not apply.
 - (b) Minimum Lot Width: 100 feet at the front yard setback line and 25 feet at the front lot line.
 - (2) Where There Is Public Sanitary Sewer.
 - (a) Minimum Net Lot Area: 3/4 acre.
 - (b) Minimum Lot Width: 85 feet at the front yard setback line and 25 feet at the front lot line.
 - B. Maximum Lot Coverage: 15%, including accessory structures.
 - C. Minimum Yard Requirements for Principal Structures.
 - (1) Front yard: 40 feet.
 - (2) Side yards: 10 feet; except in Fernway Plan of Lots: five feet.
 - (3) Rear yard: 25 feet.
 - D. Maximum building height: 35 feet.
 - E. Minimum Yard Requirements for Accessory Structures. Accessory structure or building setbacks shall be 10 feet from any property line and provided that no accessory structure or building is permitted within any front yard. Private garages and accessory buildings in excess of 200 square feet of building area must comply with the yard requirements for principal structures stated above.
 - (1) Accessory structure setback in the Fernway Plan of Lots is five feet.
 - F. Permitted Projections into Required Yards.
 - (1) Typical architectural features on buildings, including but not limited to bay windows, window sills, cornices and eaves, are permitted to project into required

yards no more than two feet.

- (2) Patios, decks, and unenclosed porches are permitted to project into required front yard no more than six feet.
- (3) Steps above grade and open fire escapes are permitted to project into required yards no more than five feet.

G. Maximum one single-family dwelling permitted per lot.

7. Parking Requirements. Off-street parking shall be provided in conformance with § 27-312, Off-Street Parking Requirements.
8. Express Standards and Criteria for Uses Authorized by Conditional Use. See General Regulations in Part 3 and § 27-705.

§ 27-405. R-3 Multifamily Residential District. [Ord. 96-267, 5/2/1996; as amended by Ord. 99-300, 11/23/1999, § 9; by Ord. 2000-305, 8/3/2000, § 4; and by Ord. 2005-362, 12/15/2005]

1. Purpose. The purpose of the establishment of the R-3 Multifamily Residential District is to permit garden and high-rise apartment development within the community to provide a variety of housing types in districts conducive to such development.
2. Authorized Uses by Right. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by right in the Multifamily Residential District.
3. Authorized Uses by Conditional Use. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by conditional use in the Multifamily Residential District.
4. Authorized Uses by Special Exception. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by special exception in the Multifamily Residential District.
5. Authorized Uses by Planned Residential Development. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by planned residential development in the Multifamily Residential District.
6. Area Yard and Dimensional Requirements. The following area, yard, and dimensional requirements shall apply in the R-3 Multifamily Residential District:
 - A. Minimum Yard Requirements for Structures.
 - (1) Front yard: 25 feet. **[Amended by Ord. 2012-431, 8/2/2012, § 11]**
 - (2) Side yard: 25 feet.
 - (3) Rear yard: 30 feet.
 - B. Maximum Height Requirement. The maximum building or structure height whether or not attached to a principal or accessory use or structure shall be 45 feet.

- C. Area Requirements. Area lot and density requirements for uses authorized by PRD (planned residential development) pursuant to § 27-402 Table of Authorized Uses, shall be calculated pursuant to Part 9, Planned Residential Development, and § 27-903.3.A(3). All other uses shall have a minimum lot size of 3/4 acre.
- D. High-Rise Apartment Requirements.
 - (1) Maximum lot coverage: 25%.
 - (2) Maximum height: four stories.
 - (3) The minimum lot width shall be 70 feet at the front lot line.
- E. Accessory structure or building setbacks shall be 10 feet from any property line and provided that no accessory structure or building is permitted within any front yard. This provision does not apply to any private garage or to any accessory building in excess of 200 square feet or such structures must comply with the full yard requirements for principal structures stated above.
- F. Permitted Projections into Required Yards.
 - (1) Typical architectural features on buildings, including but not limited to bay windows, window sills, cornices, and eaves, are permitted to project into required yards no more than two feet.
 - (2) Patios, decks, and unenclosed porches are permitted to project into required front yard no more than six feet.
 - (3) Steps above grade and open fire escapes are permitted to project into required yards no more than five feet.
- G. Express Standards and Criteria for Uses Authorized by Conditional Use. See General Regulations in Part 3 and § 27-705.
- H. Maximum one single-family dwelling permitted per lot.

§ 27-406. C-1 Convenience Commercial District. [Ord. 96-267, 5/2/1996; as amended by Ord. 2001-311, 3/1/2001, § 5; by Ord. 2001-317, 9/6/2001, § 7; by Ord. 2004-351, 6/3/2004, § 6; by Ord. 2005-358, 7/7/2005, §§ 1, 2; by Ord. 2005-361, 9/1/2005, § 2; and by Ord. 2005-362, 12/15/2005]

1. Purpose. The purpose for the establishment of the C-1 Convenience Commercial District is to provide development potential for commercial sites to serve the immediate daily needs of the surrounding neighborhood area. Commercial sites are to be buffered from the adjacent neighborhoods while incorporating design features compatible with the surrounding residential developments. Commercial sites shall provide a gradual transition between adjacent residential districts. These areas shall be limited in size and activity and not be permitted to expand into area-wide commercial centers.
2. Authorized Uses by Right. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by right in the Convenience Commercial District.

3. Authorized Uses by Conditional Use. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by conditional use in the Convenience Commercial District.
4. Authorized Uses by Special Exception. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by special exception in the Convenience Commercial District.
5. Area and Site Requirements. The following area requirements shall apply in the C-1 Convenience Commercial District:
 - A. No structure shall be permitted closer than 25 feet to any public right-of-way. **[Amended by Ord. 2012-431, 8/2/2012, § 12]**
 - B. Side and rear yards shall be not less than 15 feet. The side yard may be reduced to zero feet when the building is located within a shopping center and the side lot line is located along a shared common wall between building uses or between separate buildings which directly abut each other.
 - C. Off-street parking shall be provided in conformance with § 27-312, Off-Street Parking Requirements.
 - D. Minimum net lot area shall be one acre.
 - E. Maximum structure height: 45 feet.
 - F. Building Facades.
 - (1) Multiple surface treatments are required to create visual interest such as cornices, brackets, window and door moldings, recesses, projections, fabric awnings, porches, steps, decorative finish materials and other architectural articulation shall be required along all building facades fronting a street. At least four such surface treatments shall be provided.
 - G. Impervious Surface. No combination of structures and impervious surfaces including asphalt or concrete paved areas for parking, access driveways, and pedestrian access walkways, shall exceed 70% of the lot area or site area of the lot or parcel upon which said improvements are installed.
 - H. Building Materials/Color. The use of natural building materials such as wood, brick or stone are strongly encouraged.
 - (1) Exterior wall materials not permitted include:
 - (a) Large split face blocks (e.g. eight inches by 16 inches or greater).
 - (b) Tilt-up concrete panels.
 - (c) Prefabricated steel panels.
 - (d) Standard concrete masonry units (CMU)

- (2) Comparable materials recommended in-lieu of those listed in § 27-406.5.H(1) include:
- (a) Four-inch by sixteen-inch solid split face masonry.
 - (b) Prefabricated architecturally design concrete masonry panel.
 - (c) Stucco as an accent material (where accent material is not more than 20% of the facade).
- (3) Exterior facade colors shall be low reflectance, subtle, neutral or earth tone. The use of high intensity colors, metallic colors, black and fluorescent colors is discouraged.
- I. Building Roof Features. Roofs must have a least one of the following features. Reference Figure 27.505.5.C for examples of rooflines.
- (1) Parapets concealing flat roofs and rooftop equipment/mechanicals.
 - (2) Overhanging eaves.
 - (3) Sloped roofs.
- J. ⁴Curbing. Six-inch vertical concrete curbs shall be required for all streets, proposed within the C-1 District. **[Amended by Ord. 2010-403, 10/7/2010]**
- K. ⁵Vehicle access shall be designed in accordance with § 27-416.9. **[Amended by Ord. 2006-369, 4/5/2006, § 4]**
- L. Minimum lot width shall be 80 feet at the front lot line.
- M. Off-Street Parking Area Lighting.
- (1) Nonresidential Off-Street Parking Areas. Street lights shall be required for all off-street parking areas. Such lighting shall not exceed 25 feet in height and be provided in accordance with approved photometric plan and Township specifications.⁶
6. Express Standards and Criteria for Uses Authorized by Conditional Use. See General Regulations in Part 3 and § 27-705.

§ 27-407. C-2 Highway Commercial District. [Ord. 96-267, 5/2/1996; as amended by Ord. 2001-311, 3/1/2001, § 6; by Ord. 2004-351, 6/3/2004, § 7; and by Ord. 2005-362, 12/15/2005]

1. Purpose. The purpose for the establishment of the C-2 Highway Commercial District is to create an economically viable district providing a range of commercial and service activities

4. Editor's Note: Former Subsection 5J, Building Mechanicals/Architectural Lighting, was repealed by Ord. 2006-369, 4/5/2006, § 4. Said ordinance also redesignated former Subsection 5L as Subsection 5J.

5. Editor's Note: Former Subsection 5K, Signage, was repealed by Ord. 2006-369, 4/5/2006, § 4. Said ordinance also redesignated former Subsection 5M as Subsection 5K, repealed former Subsection 5N, on loading and service areas, and redesignated former Subsections 5O and P as Subsections 5L and M, respectively.

6. Editor's Note: See Drawing Z-5, Off Street Parking Lighting, at the end of this chapter.

oriented to the immediate community and contiguous vicinity served by major highway systems.

2. Side and Rear Yards. Shall be not less than 15 feet. The side yard may be reduced to 0 feet when the building is located within a shopping center and the side lot line is located along a shared common wall between building uses or between separate buildings which directly abut each other.
3. Authorized Uses by Conditional Use. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by conditional use in the Highway Commercial District.
4. Authorized Uses by Special Exception. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by special exception in the Highway Commercial District.
5. Area Requirements. The following area requirements shall apply in the C-2 Highway Commercial District:
 - A. No structures shall be permitted closer than 25 feet to any public right-of-way in the front yard. **[Amended by Ord. 2010-403, 10/7/2010; and by Ord. 2012-431, 8/2/2012, § 13]**
 - B. Side and rear yards shall be not less than 15 feet.
 - C. Off-street parking shall be provided in conformance with § 27-312, Off-Street Parking Requirements.
 - D. Minimum net lot area shall be one acre.
 - E. Maximum structure height: 45 feet.
 - F. Minimum lot width shall be 80 feet at the front lot line.
 - G. Impervious Surface. No combination of structures and impervious surfaces, including asphalt or concrete paved areas for parking, access driveways, and pedestrian access walkways, shall exceed 70% of the lot area or site area of the lot or parcel upon which said improvements are installed.
6. Express Standards and Criteria for Uses Authorized by Conditional Use. See General Regulations in Part 3 and Part 7.

§ 27-408. SU-1 Special Use District. [Ord. 96-267, 5/2/1996; as amended by Ord. 97-278, 6/5/1997, § 11; by Ord. 2001-311, 3/1/2001, § 7; by Ord. 2004-351; 6/3/2004; § 8; and by Ord. 2005-362, 12/15/2005]

1. Purpose; Development Criteria.
 - A. Prior to approvals for the use and development of land within any SU-1 Special Use District, the prospective developer shall adequately demonstrate the following:
 - (1) The proposed use is an integral part of a comprehensive plan for the entire tract to

be developed.

- (2) All contemplated uses are designed to ensure compatibility with the operations generated within the district and the character of perimeter areas and the community in general.
 - (3) The plan for the district provides for adequate ingress, egress and circulation of all contemplated vehicular activity and includes connections for future traffic access to adjacent properties where such connection is deemed important.
 - (4) The plan provides for architectural, landscaping, and specific use requirements for the purpose of promoting openness and a park-like character which are appropriate for the harmonious integration of the district with the general vicinity.
 - (5) Provisions are made for continuing management, control and maintenance of development sites through private restrictions incorporated as legal requirements in deeds of sale or leases.
- B. Side and Rear Yards. Shall be not less than 15 feet. The side yard may be reduced to 0 feet when the building is located within a shopping center and the side lot line is located along a shared common wall between building uses or between separate buildings which directly abut each other.
2. Authorized Uses by Right. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by right in the Special Use District.
 3. Authorized Uses by Conditional Use. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by conditional use in the Special Use District.
 4. Impervious Surface. No combination of structures and impervious surfaces including asphalt or concrete paved areas for parking, access driveways, pedestrian access walkways and rock-lined stormwater detention facilities, shall exceed 60% of the lot area or site area of the lot or parcel upon which said improvements are installed.
 5. Authorized Uses by Special Exception. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by special exception in the Special Use District.
 6. Authorized Uses by Planned Residential Development. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by planned residential development in the Special Use District.
 7. General Standards.
 - A. Integrated Design. Standards and criteria shall be the same as those in § 27-409.5.A, Integrated Design, in the SP-1 District.
 - B. Site Standards.
 - (1) Minimum Lot Area.
 - (a) Minimum net lot area: one acre.

(2) Building Setbacks.

- (a) All buildings on lots adjoining any R Residential District shall be set back a minimum of 100 feet from the lot line adjoining the R Residential District.
- (b) Front yard shall be not less than 25 feet. **[Amended by Ord. 2012-431, 8/2/2012, § 14]**
- (c) Side and rear yards shall be not less than 15 feet.
- (d) Minimum lot width shall be 80 feet at the front lot line.

(3) Height Limitations.

- (a) No structure shall exceed 50 feet in height unless every required yard is increased by one foot for each additional two feet in height over 50 feet.
- (b) Any structure higher than 50 feet on a lot which abuts Residential Zoning District shall be set back an additional one foot for every additional foot over 50 feet in addition to the requirements of Subsection .6.B(2)(a).
- (c) Notwithstanding the above, no structure may exceed 110 feet.

C. Other General Standards. See Part 3.

8. Express Standards and Criteria for Uses Authorized by Conditional Use. See Part 7.

§ 27-409. SP-1 Special Growth District. [Ord. 96-267, 5/2/1996; as amended by Ord. 97-278, 6/5/1997, §§ 10, 12; by Ord. 2001-311, 3/1/2001, § 8; Ord. 2004-351, 6/3/2004, § 9; and by Ord. 2005-362, 12/15/2005]

1. Development Criteria. Prior to approvals for the use and development of land within any SP-1 Special Growth District, the prospective developer shall adequately demonstrate the following:
 - A. The proposed use is an integral part of a comprehensive plan for the entire tract to be developed.
 - B. All contemplated uses are designed to ensure compatibility with the operations generated within the district and the character of perimeter areas and the community in general.
 - C. The plan for the district provides for adequate ingress, egress, and circulation of all contemplated vehicular activity.
 - D. The plan provides for architectural, landscaping, and specific use requirements for the purpose of promoting openness and a park-like character which are appropriate for the harmonious integration of the district with the general vicinity.
 - E. Provisions are made for continuing management, control and maintenance of development sites through private restrictions incorporated as legal requirements in deeds of sale or leases.

2. Authorized Uses by Right. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by right in the Special Growth District.
3. Authorized Uses by Conditional Use. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by conditional use in the Special Growth District.
4. Authorized Uses by Special Exception. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by special exception in the Special Growth District.
5. General Standards.
 - A. Integrated Design. The plan for proposed development of a site within any SP-1 District must present a unified and organized arrangement of buildings and service facilities which shall have a functional relationship to the properties which comprise the remainder of the district in which the development will be situated. The development within each district shall consist of a harmonious selection of uses and groupings of buildings, service and parking lots, circulation and open spaces planned and designed in such a manner as to constitute a safe, efficient, convenient and functional area. Open spaces and areas between structures shall be protected by adequate covenants running with the land or by conveyance or dedications, as the Township shall specify.
 - B. Site Standards.
 - (1) Minimum Net Lot Area: one acre.
 - (2) Building Setback.
 - (a) All buildings on lots adjoining any R Residential Districts shall be set back a minimum of 100 feet from the lot line adjoining the R Residential District.
 - (b) Front yard shall be not less than 25 feet. **[Amended by Ord. 2012-431, 8/2/2012, § 15]**
 - (c) Side and rear yards shall be not less than 20 feet. The side yard may be reduced to 0 feet when the building is located within a shopping center and the side lot line is located along a shared common wall between building uses or between separate buildings which directly abut each other.
 - (d) Minimum lot width shall be 80 feet at the front lot line.
 - (3) Building Height.
 - (a) No structure shall exceed 50 feet in height unless every required yard is increased by one foot for each additional two feet in height over 50 feet.
 - (b) Any structure higher than 50 feet on a lot which abuts residential zoning district shall be set back an additional one foot for every foot over 50 feet in addition to the requirements of Subsection .5.B(2)(a).
 - (c) Notwithstanding the above, no structure may exceed 110 feet.

- C. Other General Standards. See Part 3.
- D. Impervious Surface. No combination of structures and impervious surfaces including asphalt or concrete paved areas for parking, access driveways, and pedestrian access walkways, shall exceed 70% of the lot area or site area of the lot or parcel upon which said improvements are installed.

6. Express Standards and Criteria for Uses Authorized by Conditional Use. See Part 7.

§ 27-410. BPK Business Park District. [Ord. 96-267, 5/2/1996; as amended by Ord. 97-278, 6/5/1997, § 13; by Ord. 2001-311, 3/1/2001, § 9; and by Ord. 2005-362, 12/15/2005]

- 1. Purpose. This Zoning District is intended to accommodate office and some light industrial development, and ancillary retail uses.
- 2. Authorized Uses by Right. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by right in the Business Park District.
- 3. Authorized Uses by Conditional Use. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by conditional use in the Business Park District.
- 4. Authorized Uses by Special Exception. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by special exception in the Business Park District.
- 5. General Standards.
 - A. Dimensional Standards. **[Amended by Ord. 2012-431, 8/2/2012, § 16]**

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| Minimum net lot area | 3 acres |
| Minimum lot width | 250 feet |
| Minimum front yard [Amended by Ord. 2013-438, 9/5/2013] | 25 feet |
| Minimum rear yard | 50 feet |
| Minimum side yard | 25 feet |

- B. Impervious Surface. No combination of structures and impervious surfaces, including asphalt or concrete paved areas for parking, access driveways, pedestrian access walkways and rock-lined stormwater detention facilities, shall exceed 60% of the lot area or site area of the lot or parcel upon which said improvements are installed.
- C. All buildings on lots adjoining any residential zoning district shall be set back a minimum of 100 feet from the lot line adjoining the residential zoning district.
- D. Building Height.
 - (1) No structure shall exceed 50 feet in height unless every required yard is increased by one foot for each additional two feet in height over 50 feet.

(2) Any structure higher than 50 feet on a lot which abuts an R-1 and R-2 Residential Zoning District shall be set back an additional one foot for every additional foot over 50 feet in addition to the requirements of § 27-408.6.B(2)(a).

(3) Notwithstanding the above, no structure may exceed six stories in height.

E. Other General Standards. See Part 3.

6. Express Standards and Criteria for Each Use Authorized by Conditional Use Procedure. Part 7.

§ 27-411. I-L Light Industrial District. [Ord. 96-267, 5/2/1996; as amended by Ord. 97-278, 6/5/1997, § 14; by Ord. 98-288, 3/26/1998, § 6; by Ord. 99-293, 4/1/1999, § 6; and by Ord. 2005-362, 12/15/2005]

1. Purpose. This zoning district is intended to accommodate industrial and manufacturing uses which are generally free of the negative impacts associated with heavy industrial land uses such as noise, odors, vibrations, or glare.

2. Authorized Uses by Right. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by right in the Light Industrial District.

3. Authorized Uses by Conditional Use. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by conditional use in the Light Industrial District.

4. Authorized Uses by Special Exception. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by special exception in the Light Industrial District.

5. General Standards.

A. Dimensional Standards.

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| Minimum net lot area | 1 acre |
| Minimum lot width | 100 feet |
| Minimum front yard [Amended by Ord. 2013-438, 9/5/2013] | 25 feet |
| Minimum rear yard | 50 feet |
| Minimum side yard | 25 feet |

B. Impervious Surface. No combination of structures and impervious surfaces, including asphalt or concrete paved areas for parking, access driveways, pedestrian access walkways and rock-lined stormwater detention facilities, shall exceed 60% of the lot area or site area of the lot or parcel upon which said improvements are installed.

C. Other General Standards. See Part 3.

D. All buildings on lots adjoining any residential zoning district shall be set back a

minimum of 100 feet from the lot line adjoining the residential zoning district.

E. Height Limitations. No structure shall exceed 60 feet in height.

6. Express Standards and Criteria for Each Use Authorized by Conditional Use Procedure. See Part 7.

§ 27-412. C-3 Regional Commercial District. [Added by Ord. 97-278, 6/5/1997, § 8; as amended by Ord. 2001-311, 3/1/2001, § 10; by Ord. 2004-351, 6/3/2004, § 10; and by Ord. 2005-362, 12/15/2005]

1. Development Criteria. Prior to the approval of any development of land within the C-3 Regional Commercial District, the prospective developer shall adequately demonstrate the following:
 - A. The proposed use is an integral part of a comprehensive plan for the entire tract to be developed.
 - B. All contemplated uses are designed to ensure compatibility with the operations generated within the district and the character of the perimeter areas and the community in general.
 - C. The plan provides for adequate ingress, egress, and circulation of all contemplated vehicular activity both internal to the site and external.
 - D. The plan provides for architectural and landscaping for the purpose of promoting openness and a park-like character which are appropriate for the harmonious integration with the general vicinity.
2. Authorized Uses by Right. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by right in the C-3 Regional Commercial District.
3. Authorized Uses by Conditional Use. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by conditional use.
4. Authorized Uses by Special Exception. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by special exception.
5. Site Standards.
 - A. Minimum net lot area shall be one acre.
 - B. Building Setbacks.
 - (1) All buildings on lots adjoining or adjacent to any Residential District (R) shall be set back a minimum of 100 feet from the lot line adjoining or adjacent to the Residential District (R).
 - (2) Front yard shall be not less than 25 feet. **[Amended by Ord. 2012-431, 8/2/2012, § 17]**
 - (3) Side and rear yards shall be not less than 30 feet. The side yard may be reduced to

0 feet when the building is located within a shopping center and the side lot line is located along a shared common wall between building uses or between separate buildings which directly abut each other.

(4) Minimum lot width shall be 80 feet at the front lot line.

C. Building Height.

(1) No structure shall exceed 50 feet in height unless every required yard is increased by one foot for each additional two feet in height over 50 feet.

(2) Any structure higher than 50 feet on a lot which abuts an R-1 and R-2 Residential Zoning District shall be set back an additional one foot for every additional foot over 50 feet in addition to the requirements of Subsection 5.B(1)

(3) Notwithstanding the above, no structure may exceed 110 feet.

D. Other General Standards. See Part 3.

6. Impervious Surface. No combination of structures and impervious surfaces, including asphalt or concrete, paved areas for parking, access driveways, pedestrian access walkways and rock-lined stormwater detention facilities, shall exceed 60% of the lot area or site area of the lot or parcel upon which said improvements are installed.

7. Express Standards and Criteria for Uses Authorized by Conditional Use. See Part 7.

8. Express Standards and Criteria for Uses Authorized by Special Exception. See Part 8.

§ 27-413. PIC Planned Industrial/Commercial District. [Added by Ord. 97-278, 6/5/1997, § 9; as amended by Ord. 2001-311, 3/1/2001, § 11; by Ord. 2004-351, 6/3/2004, § 11; and by Ord. 2005-362, 12/15/2005]

1. Purpose. The intent and purpose of this district is to provide for a flexible zoning district in the northern Route 19 Corridor area to allow for a variety of planned industrial and commercial uses. Further, it is the intent of this district to require the master planning of any such development in large undivided parcels so as to provide for logical integrated design, minimizing curb cuts, and optimizing shared access roads and drives. The allowable uses within the district include planned industrial and office uses as well as limited retail uses to provide for an overall less-intensive commercial development in the north Route 19 Corridor.

2. Authorized Uses by Right. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by right.

3. Authorized Uses by Conditional Use. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by conditional use.

4. Authorized Uses by Special Exception. See § 27-402, Tables of Authorized Uses, to determine which authorized uses are authorized by special exception.

5. Site Standards.

A. Minimum net lot area shall be one acre.

- B. **Minimum Tract Size.** Developments shall receive preliminary plan approval for tracts of not less than 25 acres in size. Planning for tracts of larger than 25 acres is encouraged where possible.
- (1) Exception shall be made for minimum tract size for parcels in existence prior to the adoption and enactment of this requirement where such parcels were less than the required 25 acres. In such cases the parcel size in existence at the time of this adoption shall be the minimum tract size.
- C. **Impervious Surface.** No combination of structures and impervious surfaces, including asphalt or concrete, paved areas for parking, access driveways, pedestrian access walkways and rock-lined stormwater detention facilities, shall exceed 60% of the lot area or site area of the lot or parcel upon which said improvements are installed.
- D. **Building Setbacks.**
- (1) Minimum front yard: 25 feet. **[Amended by Ord. 2013-438, 9/5/2013]**
- (2) Minimum rear yard: 50 feet.
- (3) Minimum side yard: 25 feet. The side yard may be reduced to zero feet when the building is located within a shopping center and the side lot line is located along a shared common wall between building uses or between separate buildings which directly abut each other.
- (4) All buildings on lots adjoining or adjacent to any R Residential Zoning District shall be set back a minimum of 100 feet from the lot line adjoining or adjacent to the residential zoning district.
- E. **Building Height.**
- (1) No structure shall exceed 50 feet in height unless every required yard is increased by one foot for each additional two feet in height over 50 feet.
- (2) Any structure higher than 50 feet on a lot which abuts an R-1 and R-2 Residential Zoning District shall be set back an additional one foot for every additional foot over 50 feet in addition to the requirements of Subsection 5.D(4).
- F. Minimum lot width shall be 80 feet at the front lot line.
6. **Use Separation Requirements.**
- A. In order to provide a less-intensive commercial district, the following separation distances, measured from the property lines of such uses, shall be established for such uses:
- (1) Between two community shopping centers: not less than 2,500 feet.
- (2) Between community shopping center and neighborhood shopping center: not less than 400 feet. Exception shall be made when such shopping centers are located on opposite sides of Route 19, and in such cases, no separation distance shall apply.

- (3) Between two neighborhood shopping centers: not less than 2,000 feet.
7. Development Criteria. Prior to approvals for the use and development of land within the PIC District, the prospective developer shall adequately demonstrate the following:
 - A. The proposed use is an integral part of a comprehensive plan for the entire tract to be developed.
 - B. All contemplated uses are designed to ensure compatibility with the operations generated within the district and the character of the perimeter areas and the community in general.
 - C. The plan provides for adequate ingress, egress, and circulation of all contemplated vehicular activity both internal to the site and external.
 - D. The plan provides for architectural and landscaping for the purpose of promoting openness and a park-like character.
 8. Other General Standards. See Part 3.
 9. Express Standards and Criteria for Each Use Authorized by Conditional Use Procedure. See Part 7.
 10. Express Standards and Criteria for Each Use Authorized by Special Exception Procedure. See Part 8.

§ 27-414. RMU Mixed Residential Use District. [Added by Ord. 2003-342, 7/1/2003, § 3; as amended by Ord. 2005-362, 12/15/2005]

1. Purpose. The purpose of the establishment of the RMU Residential District is to provide development within the community to provide a variety of housing types in districts conducive to such development such as single-family detached dwellings, two-family dwelling, semidetached and townhouse dwelling development within the community.
2. Authorized Uses by Right. See § 27-402, Table of Authorized Uses, to determine which authorized uses are authorized by right in the RMU District.
3. Authorized Uses by Conditional Use. See § 27-402, Table of Authorized Uses, to determine which authorized uses are authorized by conditional use in the RMU Residential District.
4. Authorized Uses by Special Exception. See § 27-402, Table of Authorized Uses, to determine which authorized uses are authorized by special exception in the RMU Residential District.
5. Authorized Uses by Planned Residential Development. See § 27-402, Table of Authorized Uses, to determine which authorized uses are authorized by planned residential development in the RMU Residential District.
6. Area Yard and Dimensional Requirements. The following area, yard, and dimensional requirements shall apply in the RMU Residential District:
 - A. Perimeter building setback: 75 feet.

B. Minimum building separation requirements.

- (1) Front to front: 60 feet.
- (2) Rear to rear: 60 feet.
- (3) Side to side: 10 feet.
- (4) Side to front/rear: 30 feet.
- (5) Garage setback from street: 20 feet.
- (6) Maximum Height Requirement. The maximum building or structure height, whether or not attached to a principal or accessory use or structure, shall be 45 feet.
- (7) Area Requirements. Area lot and density requirements for uses authorized by PRD (planned residential development) pursuant to § 27-402, Table of Authorized Uses, shall be calculated pursuant to Part 9, Planned Residential Development and § 27-903.3.A(4). All other uses shall have a minimum lot size of 3/4 acre.

C. Accessory Structure or Building. Setbacks shall be two feet from any property line.

D. Permitted Projections into Required Yards.

- (1) Typical architectural features on buildings including, but not limited to, bay windows, window sills, cornices and eaves, are permitted to project into required yards no more than two feet.
 - (2) Patios, decks and unenclosed porches are permitted to project into required front yard no more than six feet and into the required perimeter building setback no more than 10 feet. **[Amended by Ord. 2006-366, 3/2/2006, § 7]**
 - (3) Steps above grade are permitted to project into required yards no more than five feet.
7. Express Standards and Criteria for Uses Authorized by Conditional Use. See General Regulations in Part 3 and Part 9.
 8. Maximum one single-family detached dwelling permitted per lot.

§ 27-415. Transitional Light Industrial District. [Added by Ord. 2005-356, 2/3/2005, § 4]

1. Purpose. In expansion of the general purposes contained in Part 1, § 27-103 of this chapter, it is hereby declared to be the primary purpose of this section to establish reasonable standards to permit and regulate light manufacturing, industrial-office, and office park uses within the TLI Transitional Light Industrial District. Specific objectives are as follows:
 - A. Allow light manufacturing, industrial-office, and office park uses which are low impact and which are characterized by the absence of objectionable external effects such as noise, odor, vibration, or glare.
 - B. Provide employment centers having accessibility to major roads and to population

centers.

- C. Limit the potential adverse effect of development on abutting properties, the Township's character, and the Township's roads by controlling the location and nature of light industrial and office development.
 - D. Provide a transitional district between highway commercial uses and residential neighborhoods and other nonresidential districts by encouraging uses that are compatible with adjoining districts.
 - E. Prohibit the location of residential and retail commercial uses within the TLI Transitional Light Industrial District.
 - F. Protect abutting properties from adverse visual impacts by providing buffering and landscaping.
 - G. Prohibit excessive building or impervious coverage and nonessential curb cuts.
2. Authorized Uses by Right. See § 27-402, Table of Authorized Uses, to determine which authorized uses are authorized by right in the TLI Transitional Light Industrial District.
 3. Authorized Uses by Conditional Use. See § 27-402, Table of Authorized Uses, to determine which authorized uses are authorized by conditional use in the TLI Transitional Light Industrial District.
 4. Authorized Uses by Special Exception. See § 27-402, Table of Authorized Uses, to determine which authorized uses are authorized by special exception in the TLI Transitional Light Industrial District.
 5. Site Standards.
 - A. Dimensional Standards.

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|--|----------|
| Minimum Net Lot Area | 1 acre |
| Minimum Lot Width | 100 feet |
| Minimum Front Yard [Amended by Ord. 2013-438, 9/5/2013] | 25 feet |
| Minimum Rear Yard | 50 feet |
| Minimum Side Yard | 25 feet |

- B. Impervious Surface. No combination of structures and impervious surfaces, including asphalt and concrete paved areas for parking, access driveways, pedestrian access walkways and rock-lined stormwater detention facilities, shall exceed 60% of the lot area or site area of the lot or parcel upon which said improvements are installed.
- C. All buildings on lots adjoining any residential zoning district shall be set back a minimum of 100 feet from the lot line adjoining the R Residential District.
- D. Height Limitations. No structure shall exceed 60 feet in height.

- E. General Standards. See Part 3.
- F. Landscape and Buffer Requirements. **[Amended by Ord. No. 2023-512, 8/3/2023]**
 - (1) All development in the TLI District that abuts a residential zoning district shall provide a nonresidential buffer as required in § 22-612 of the Subdivision and Land Development Ordinance.
 - (2) Where parking, interior drive aisles, loading areas, building service entrances, trash enclosures, or loading docks in a TLI District abut a residential zoning district, the development shall provide a landscaped berm as required in § 22-612 of the Subdivision and Land Development Ordinance.
- G. Sewer and Water Facilities. All new development shall be served by public sewer and public water facilities.
- H. Express Standards and Criteria for Each Use Authorized by Conditional Use Procedure. See Part 7.

§ 27-416. MU Mixed Use District. [Added by Ord. 2005-354, 2/3/2005, § 3; as amended by Ord. 2005-362, 12/15/2005; by Ord. 2006-366, 3/2/2006, § 8; by Ord. 2006-369, 4/5/2006, § 5; by Ord. 2012-431, 8/2/2012, § 18; by Ord. 2013-438, 9/5/2013; and by Ord. No. 2018-480, 3/1/2018]

- 1. Purpose. In expansion of the general purposes contained in Part 1, § 27-103, of this chapter, it is hereby declared to be the primary purpose of this section to establish reasonable standards to permit and regulate pedestrian-oriented commercial and mixed-use development. Specific objectives of the district are as follows:
 - A. Objectives.
 - (1) Allow pedestrian-oriented, mixed-use developments, providing shopping, employment, business and personal services.
 - (2) Promote an efficient, compact land use pattern to promote easy access among stores and services by pedestrians, to shorten trips, to lessen dependence on the automobile, and to promote utilization of existing public facilities.
 - (3) Encourage developments which produce a desirable relationship between individual buildings, the circulation systems, and adjacent areas.
 - (4) Require sites to be designed in a way that creates a compact, clustered development pattern using a linear or main street building layout and an interconnected grid street pattern.
 - (5) Minimize the number of access points along arterial and collector streets to maintain the long-term mobility function of the corridor and to improve service to adjacent properties.
 - (6) Create a district where the need to move traffic is balanced with the need to accommodate pedestrians.

2. Authorized Uses by Right. See § 27-402, Table of Authorized Uses, to determine which authorized uses are authorized by right in the MU Mixed Use District.
3. Authorized Uses by Conditional Use. See § 27-402, Table of Authorized Uses, to determine which authorized uses are authorized by conditional use in the MU Mixed Use District.
4. Authorized Uses by Special Exception. See § 27-402, Table of Authorized Uses, to determine which authorized uses are authorized by special exception in the MU Mixed Use District.
5. Lot Dimensional Standards. All uses shall conform to the following standards:
 - A. Minimum net lot area: one acre.
 - B. Minimum Building Setbacks.
 - (1) Side yard: 20 feet; the side yard may be reduced to zero feet when the side lot line is located along a shared common wall between building uses or between separate buildings which directly abut each other.
 - (2) Rear yard: 20 feet.
 - (3) Required building setback from a public street: not less than 25 feet.
 - C. Maximum impervious surface: 70%.
 - D. Maximum building height:
 - (1) No structure shall exceed 80 feet in height.
6. Other Development Regulations.
 - A. Sewer and Water Facilities. All new development shall be served by public sewer and public water facilities.
 - B. Utilities. All new utility lines (electrical, telephone, etc.) shall be placed underground.
 - C. No exterior storage of materials or equipment is permitted.
 - D. General Standards. See Part 3.
 - E. Development may occur in phases but shall be in accordance with a single overall plan for the site that is designed to integrate all elements.
 - F. Express standards and criteria for each use authorized by conditional use procedure. See Part 7.