

**§ 250-21. (((-310.))) Planned Commercial District (PC-1). [Amended 8-19-2004 by Ord. No. 2004-7; 9-22-2005 by Ord. No. 2005-8]**

- A. Purpose. The purposes of the Planned Commercial District are to provide for larger commercial and business uses that typically generate higher traffic volumes and, as such, are suited to larger parcels of land with controlled access to arterial roads, such as Airport Road and Nor-Bath Boulevard in the Frank's Corner area of the Township.
- B. Uses permitted by right. Each of the following principal uses and their accessory uses are permitted by right in the Planned Commercial District by the Zoning Officer; provided that the use type, dimensional, and all other applicable requirements of this ordinance are satisfied:
- (1) General agriculture, not including animal husbandry.
  - (2) Auto/boat/recreational vehicle sales (site plan review required, see § 250-35).
  - (3) Auto gas station (site plan review required, see § 250-35).
  - (4) Auto service station (site plan review required, see § 250-35).
  - (5) Bakery (site plan review required, see § 250-35).
  - (6) Bank/savings and loan (site plan review required, see § 250-35).
  - (7) Bulk photo processing (site plan review required, see § 250-35).
  - (8) Bus station/terminal (site plan review required, see § 250-35).
  - (9) Business machine sales/service (site plan review required, see § 250-35).
  - (10) Forestry (site plan review required, see § 250-35).
  - (11) Greenhouse/nursery (site plan review required, see § 250-35).
  - (12) Hotel/motel (site plan review required, see § 250-35).
  - (13) Indoor recreation (site plan review required, see § 250-35).
  - (14) Indoor theater (site plan review required, see § 250-35).
  - (15) Library (site plan review required, see § 250-35).
  - (16) Lumber yard (site plan review required, see § 250-35).
  - (17) Membership club (site plan review required, see § 250-35).
  - (18) Mixed uses in an existing building (site plan review required, see § 250-35), provided that there are no more than four principal uses in the building; and provided that the uses are permitted by right in this district.
  - (19) Office (site plan review required, see § 250-35).
  - (20) Personal services (site plan review required, see § 250-35).

- (21) Printing (site plan review required, see § 250-35).
- (22) Professional office/services (site plan review required, see § 250-35).
- (23) Research/engineering/testing laboratories (site plan review required, see § 250-35).
- (24) Restaurant (site plan review required, see § 250-35).
- (25) Retail store, Class I (site plan review required, see § 250-35).
- (26) Retail store, Class 2 (site plan review required, see § 250-35).
- (27) Retail store, Class 3 (site plan review required, see § 250-35).
- (28) Tavern (site plan review required, see § 250-35).
- (29) Taxi terminal/station (site plan review required, see § 250-35).
- (30) Tennis club (site plan review required, see § 250-35).
- (31) (Reserved)<sup>1</sup>
- (32) Communication antennas mounted on an existing public utility transmission tower, building or other structure, including existing communication towers, and communication equipment buildings.
- (33) Nightclub (site plan review required, see § 250-35).
- (34) Funeral home (site plan review required, see § 250-35).

C. Special exception uses.

- (1) Each of the following principal uses and their accessory uses may be permitted in the Planned Commercial District by the Zoning Hearing Board in accordance with the standards contained in § 250-25 of this ordinance:
  - (a) Animal hospital/veterinarian office.
  - (b) Auto repair/body shop.
  - (c) Bottling industry.
  - (d) Car wash.
  - (e) Drive-in (outdoor) theater.
  - (f) Fast-food restaurant.
  - (g) Laundry/laundromat.
  - (h) (Reserved)

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1. Editor's Note: Former Subsection B(31), listing warehousing as a use permitted by right, was repealed 1-13-2016 by Ord. No. 2015-07.

- (i) Communication towers subject to the standards for communications towers as special exceptions set forth at § 250-25 and communications equipment building. The developer shall submit photographs of the site in all compass directions demonstrating the appearance of the site prior to the issuance of a building permit and, upon completion of the tower, photographs of the completed tower with antenna, prior to the issuance of an occupancy permit. In addition, the collocation developer shall submit a site plan for review by the Planning Commission. The requirements for this site plan shall be in conformance with the Township ordinances presently in effect.
  - (j) Adult bookstore, adult movie theater or adult live entertainment facility (site plan review required, see § 250-35).
  - (k) Betting use (site plan review required, see § 250-35).
  - (l) Race track (site plan review required, see § 250-35).
  - (m) Commercial outdoor recreation.
  - (n) Cultural center.
  - (o) Indoor theater/auditorium.
  - (p) Stadium.
  - (q) Amphitheater.
  - (r) Conference and training center and exposition hall.
  - (2) Further, any planned commercial use not listed in § 250-21B, C, or D, excluding uses permitted by right, special exception, or conditional use in the Light Industrial/Business Park District (LI/BP), General Industrial District (GI) and Extractive Industrial District (EI) may be permitted in this district by the Zoning Hearing Board in accordance with the standards set forth in § 250-25 of this ordinance.
- D. Conditional uses. Each of the following principal uses and their accessory uses may be permitted in the Planned Commercial District when authorized by the Board of Supervisors in accordance with the standards contained in § 250-26 of this ordinance:
- (1) Fire station (site plan review required, see § 250-35).
  - (2) Government services/facilities (site plan review required, see § 250-35).
  - (3) Hospitals/hospice (site plan review required, see § 250-35).
  - (4) Nursing home/assisted living (site plan review required, see § 250-35).
  - (5) Shopping center (site plan review required, see § 250-35).
  - (6) Post office (site plan review required, see § 250-35).
  - (7) Utility substation (site plan review required, see § 250-35).

- (8) Solar energy farm (site plan review required, § 230-35). [**Added 1-11-2012 by Ord. No. 2012-02**]
- (9) Warehousing (site plan review required, see § 250-35). [**Added 8-25-2016 by Ord. No. 2016-01**]
- (10) Dispensary facility. [**Added 5-25-2017 by Ord. No. 2017-05**]

E. Accessory uses.

- (1) Each accessory use in the Planned Commercial District shall comply with the minimum yard requirements of § 250-21G, except as specifically provided for in this ordinance.
- (2) Each of the following accessory uses shall be permitted in the Planned Commercial District only if such use complies with the relevant standards contained in § 250-27 of this ordinance.
  - (a) Bus shelter.
  - (b) Commercial or industrial outdoor storage or display (for outside tank storage, see § 250-47 for additional requirements).
    - [1] Commercial accessory buildings, structure or use.
  - (c) Dwelling unit as an accessory use to a nonresidential use.
  - (d) Seasonal roadside produce market.
  - (e) Solar energy system. [**Amended 1-11-2012 by Ord. No. 2012-02**]
  - (f) Temporary structure or use.
  - (g) Small wind energy system. [**Amended 4-23-2009 by Ord. No. 2009-03**]
- (3) Each of the following accessory uses are prohibited in the Planned Commercial District:
  - (a) Any use which violates a provision of Article IV or V.
  - (b) Dump.

F. Lot area, width, building coverage, and height regulations. Each of the following dimensional requirements shall apply to each use in the Planned Commercial District, except as specifically provided for in this ordinance:

Principal Use	Minimum Lot Area (acres)	Minimum Lot Width (feet)	Maximum Land Coverage (percent)***		Maximum Building Height	
			By Buildings	By Total Impervious Cover	(stories)	(feet)
Any use	8	600	30	70****	2.5	35

**NOTES:**

\*\*\* At least 1,500 square feet must be set aside for an alternate drainfield.

\*\*\*\* At least 30% of the total lot area shall be lawns and/or vegetation land cover.

- G. Minimum yard requirements. Each of the following minimum yard requirements shall apply to each use in the Planned Commercial District, except as specifically provided for in this ordinance:

Principal Use	Side Yard			
	Front Yard (feet)	One (feet)	Both (feet)	Rear Yard (feet)
Any use	50	50	100	50

- H. Special one-hundred-foot-wide raised berm buffer yard requirement. [Added 11-20-2013 by Ord. No. 2013-08]

- (1) A one-hundred-foot-wide raised berm buffer yard shall be constructed between any proposed nonresidential use, nonresidential overlay zoning or nonresidential subdivision on a lot with an area of eight acres or more (except and excluding any proposed general agriculture use, which proposed use is exempted from this requirement) and any contiguous property zoned to allow residential use or which is zoned as an agricultural zoning district (either Agricultural/Rural Residential - A/RR, or Agricultural - AG). This requirement shall apply even if the adjacent property is in another municipality or across a public street. For property frontages abutting arterial and/or collector roads, this requirement shall be reduced to a forty-foot-wide raised berm buffer yard.
- (2) This buffer yard shall be measured from the lot line of the proposed use adjacent to the feature listed in Subsection H(1).
- (3) The buffer yard shall be landscaped with vegetative ground cover and evergreen, deciduous trees and flowering trees.
- (4) The buffer yard shall be a landscaped area free of roads, sidewalks, driveways, parking lots, storage, buildings and structures of any kind except for approved access driveways or pathways and/or sidewalks or drainage and/or utility facilities as may be required by Township ordinances or fire or safety regulations and/or as may be required and/or

approved by the Board of Supervisors.

- (5) The raised berm in the buffer yard may be undulating but shall have an average height of 14 feet or as otherwise approved by the Board of Supervisors during site or land development plan review. For property frontages abutting arterial and/or collector roads, this requirement shall be reduced to an average height of four feet.
- (6) Minimum tree requirements.
  - (a) The trees shall be planted in the following minimum amounts per 100 linear feet of buffer, as measured parallel to the buffer yard:
    - [1] Ten evergreen trees.
    - [2] Seven deciduous trees.
    - [3] Five flowering trees.
  - (b) This landscaping shall be provided in addition to any landscaping required by other Township regulations, except those required specifically as a buffer screen.
- (7) The plants shall be arranged on berms to provide a visual barrier of any nonresidential use. A minimum of 1/2 of the flowering trees shall be planted on the residential side of the berm.
- (8) The height of evergreen trees shall be a minimum of eight feet at the time of planting, measured from finished grade. The average size of deciduous trees shall be a minimum two-inch caliper measured three feet above finished grade, and deciduous trees shall also have a minimum height of 12 feet at the time of planting. Flowering trees shall be a minimum seven feet high at the time of planting.
- (9) Berms within the buffer yards shall have a maximum slope of 3:1.
- (10) The toe of the slope of the berm shall begin at a minimum of 10 feet from the lot line.
- (11) The berm shall have a minimum width of four feet at the top.