

ARTICLE 4 PLANNED BUSINESS – OFFICE DISTRICT (PBO)

Section 400 Purpose.

The Planned Business-Office District is designed to make special provisions for limited business and office uses in selected locations along a major highway where typical commercial use and development is not desirable by reason of its tendency to cause highway congestion and hazards.

Section 401 Use Regulations.

A. Uses By Right.

The following uses shall be permitted by right subject to compliance with the area and bulk regulations of Article 3 and the other applicable provisions of this Zoning Ordinance:

1. On a lot no less than one half (1/2) acre in size, any one (1) of the following uses:
 - a. Bank or Financial Institution.
 - b. Laundromat or Dry Cleaner.
 - a. Personal Service Commercial Use such as barber, hair-dresser, tailoring establishment.
 - c. Professional or Business Offices.
 - d. Retail Commercial Use.
 - e. Any use of the same general character as the above uses.
 - f. Wireless Communications Facility, subject to Article 12.

2. On a lot no less than one (1) acre in size, a combination of the uses enumerated in subsection 1, above, and the following business uses provided that business uses shall not exceed fifty (50) percent of the gross floor area of all buildings constructed, erected or converted under the provisions of this Article:
 - a. Apartment Accessory to a Non-Residential Use in accordance with Section 904.
 - b. Forestry in accordance with Section 912.
 - c. Funeral Home in accordance with Section 913.
 - d. Grocery Store.
 - e. Multi-Family Building or Development in accordance with Section 918 and 919.
 - f. Veterinary Clinic in accordance with Section 925.
 - g. Wholesale Trade Business.
 - h. Warehouse.

B. Conditional Use. Any lawful use not specifically provided for elsewhere in this Ordinance shall be permitted as a conditional use when authorized by the Board of Supervisors subject to the procedures and requirements of Article 14 along with any reasonable conditions that the Board shall impose under Section 1404.B.10 of this Ordinance, on a lot no less than one (1) acre in size and in compliance with the area and bulk regulations in Section 402, below, within Article 3, and any other applicable provisions of this Ordinance.

1. Adaptive Reuse in accordance with Section 903.
2. Automobile Gasoline Service Station in accordance with Section 905.
3. Automobile Gasoline Service Station and Convenience Store in accordance with Section 905 and 909.
4. Automobile Repair.
5. Automobile Sales.
6. Commercial Day Care Center in accordance with Section 907.
7. Commercial Recreation.

8. Community Center.
9. Continuing Care Retirement Community in accordance with Section 908.
10. Drive-Through Service in accordance with Section 910.
11. Hospital in accordance with Section 916.
12. Hotel, Motel or Inn in accordance with Section 917.
13. Light Industry / Manufacturing.
14. Nursery / Landscaping Sales, Service.
15. Outdoor Café in accordance with Section 920.
16. Parking Facility, Garage.
17. Place of Worship in accordance with Section 921.
18. Planned Commercial Shopping Center in accordance with Section 922.
19. Restaurant excepting fast food restaurant.

C. Accessory Uses.

Accessory uses, buildings, and structures (including signs and parking associated with the accessory use) on the same lot with, and customarily incidental to, the above permitted uses, in accordance with Section 901 and 902.

Section 402 Area and Bulk Regulations.

- A. Minimum Lot Width.** Every lot shall have a width of not less than one hundred (100) feet at the building setback line.
- B. Maximum Impervious Surface.** Combined coverage (building or buildings, parking, driveways, walkways) shall not exceed sixty-five (65) percent.
- C. Minimum Front Yard Setback.** No building shall be located less than forty (40) feet from a street right-of-way line.
- D. Minimum Side Yard Setback.** No building shall be located less than twenty (20) feet from a side property line.
- E. Minimum Rear Yard Setback.** No building shall be located less than twenty-five (25) feet from a rear property line.
- F. Maximum Building Height.** No building shall exceed thirty-five (35) feet in height.
- G. Number of Principal Buildings.** See Section 801.A.
- H. Minimum Building Separation.** Where more than one (1) building is proposed for a single lot, buildings shall be separated from each other by a distance of not less than twenty (20) feet.

Section 403 General Requirements for Permitted Land Uses.

General requirements for permitted land uses shall be in conformance with those listed in Article 3.

Section 404 Special Regulations.**A. Buffers.**

1. Along each side or rear property line, a buffer in accordance with Section 99.35, Article 10, of the Natural Resource Protection Ordinance No. 370.06 as incorporated by reference in Section 804 of this Ordinance, of not less than ten (10) feet in depth shall be provided, unless Section 404.A.2, below, applies. Along each street right-of-way, a buffer of not less than ten (10) feet shall be provided. No structures or impervious surfaces shall be located within said buffers with the exception for necessary sidewalks and access ways along each street right-of-way line.
2. Along each side or rear property line that directly abuts a Residential District or use, a buffer in accordance with Section 99.35, Article 10, of the Natural Resource Protection Ordinance No. 370.06 as incorporated by reference in Section 804 of this Ordinance, of not less than twenty (20) feet in depth shall be provided. No structures or impervious surfaces shall be located within said buffers.

B. All off-street parking, loading and access facilities and service areas used by motor vehicles shall comply with the provisions of Article 10 except that parking within front yard setbacks shall be permitted by conditional use.

C. Any application for development under this Article shall include or be accompanied by the following:

1. Architecture and Landscape Architecture Plans, in accordance with the Natural Resources Protection Ordinance, where applicable, prepared by a registered architect or landscape architect respectively, which shall include:
 - a. Architectural schematic drawings prepared by an architect registered in the Commonwealth of Pennsylvania shall be required of the following:
 - 1) Plans of typical residences.
 - 2) Elevations of typical front and rear building facades of residences and accessory buildings.
 - b. Architectural schematic drawings shall reflect the following considerations:
 - 1) The presentation of an overall architectural theme as well as architectural recognition of individual residences.
 - 2) Compatibility of the proposed project with adjoining properties, particularly residential neighborhoods.
 - 3) Long term durability and maintenance requirements of building materials.
2. Application for Development.
 - a. Applications for development of multi-family development under this Section shall be accompanied by a plan containing the information required by this Section and the Subdivision and Land Development Ordinance. The appropriate application fee, prescribed by resolution of the Board of Supervisors from time to time, shall be paid in advance, and the applicant shall agree to reimburse the Township for all costs incurred by it in connection with and in direct relation to the review and processing of the application.
 - b. In addition, the following information shall be submitted to the Township:
 - 1) The nature of the landowners' interest in the land to be developed.
 - 2) The density of land use to be allocated to the site to be developed.

- 3) The use and the approximate height, bulk, and location of dwellings and other structures and their proposed construction materials.
 - 4) The feasibility of proposals for the disposition of sanitary waste and stormwater and provision of public water supply.
 - 5) The substance of covenants, grants and easements or other restrictions proposed to be imposed upon the use of the land, buildings and structures, including proposed easements or grants for public utilities.
 - 6) A provision for parking of vehicles and the location and width of proposed streets and public ways.
 - 7) A statement, which will show the ecological and economic impact of the development on the Township and especially as to the surrounding areas.
 - 8) A traffic impact study documenting all improvements, which may be needed to avoid off-site congestion, or hazard, which might arise as a result of the construction of the project, for which application is made.
 - 9) Such other data as will indicate compliance with the development standards of the Article.
3. In the event the applicant fails within twelve (12) months to proceed substantially toward completion of construction of the development plan approved by the Board of Supervisors, said application shall be deemed null and void, except that the Board of Supervisors, upon application, may grant the applicant a six-month extension of time.