

- G. Each use shall comply with the Storm Drainage District Ordinance No. 131,¹⁹ the storm drainage design standards found in the Subdivision and Land Development Ordinance²⁰ for the Township of Bern, as well as the Flood Plain District Ordinance No. 59-1980 and No. 61-1980.²¹ **[Amended 4-12-2000 by Ord. No. 186-2000]**
- H. Each use shall comply with the design standards found in § 184-152.
- I. Any development along the Route 183 corridor will require increased rights-of-way as determined after consultation with the Township, County and Pennsylvania Departments of Transportation.
- J. Developments of five acres or more shall be designed to include a uniform and logical selection of land uses and grouping of buildings, service areas, parking areas, traffic circulation and open space.
- K. Where greater setbacks are established in § 184-147, or elsewhere in this chapter, regarding accessory buildings, structures and uses, such greater setbacks shall apply. **[Added 4-12-2000 by Ord. No. 186-2000]**
- L. Any building facade which faces a patron parking area, street or other space used or viewed by the public shall be provided with decorative facade treatment, architecturally integrated with all other building faces. **[Added 4-12-2000 by Ord. No. 186-2000]**
- M. Site models and/or graphic portrayals, providing a clear perspective of the relationship of the proposed development to the site and its visual impact on adjacent properties, shall be submitted to the Township. **[Added 4-12-2000 by Ord. No. 186-2000]**

§ 184-93. Performance standards.

The applicable performance standards of § 184-153 shall apply.

ARTICLE XIII NC Neighborhood Commercial District

§ 184-94. Purpose.

It is the purpose of this district to provide an area for commercial uses which service the day-to-day needs of the surrounding residential areas and which will not have adverse effects on those residential areas.

§ 184-95. Applicability.

In an NC District, the following regulations shall apply.

19. Editor's Note: See Ch. 149, Stormwater Management.

20. Editor's Note: See Ch. 154, Subdivision and Land Development.

21. Editor's Note: See Ch. 89, Floodplain Management.

§ 184-96. Permitted uses.

A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and no other:

- A. Retail sale of goods appropriate to surrounding residential areas, such as but not limited to beverages, bicycles, books (except adult bookstores), clothing, confections, drugs, dry goods, flowers, food, gifts, hardware, liquor, newspapers, notions, paint, personal and household supplies, phonograph records, photographic supplies, sporting goods, stationery and tobacco.
- B. Business or professional office.
- C. Financial institutions.
- D. Restaurants (excluding drive-thru restaurants), taverns and similar types of establishments. [Amended 4-12-2000 by Ord. No. 186-2000]
- E. Personal and household service establishments, such as but not limited to barbershops, beauty shops, laundromats, laundry and dry cleaning shops, tailor and seamstress shops and shoe and appliance repair shops.
- F. Municipal use.
- G. Accessory uses and structures to the above-permitted uses when on the same lot as the permitted uses.
- H. Uses restricted by law to adults only are prohibited. [Amended 4-12-2000 by Ord. No. 186-2000]

§ 184-97. Lot area. [Amended 4-12-2000 by Ord. No. 186-2000]

The minimum lot size for a site is one acre, except that when both public water and sewer service is provided the minimum lot size is 10,000 square feet. The minimum lot size per unit of use is one acre unless both public water and sewer service is provided, in which case the minimum area per unit of use is 5,000 square feet.

§ 184-98. Yards.

The minimum front yard shall be 50 feet in depth measured from the street line. The minimum side and rear yard shall be 25 feet.

§ 184-99. Height.

The maximum building height shall be 35 feet.

§ 184-100. Lot dimensions. [Amended 4-12-2000 by Ord. No. 186-2000]

The minimum lot width per site shall be 200 feet at the street line and the building setback line. The minimum lot width where both public sewer and water is provided shall be 100 feet at the street line and the building setback line.

§ 184-101. Coverage.

At least 25% of the lot shall be maintained as open area.

§ 184-102. Special design requirements.

- A. When the side and rear yard of the lot adjoins land zoned other than commercial or industrial or used for residential purposes, 20 feet of yard area along the lot line shall be screened (according to Article II, Definitions, and § 184-148, Landscaping). No paved areas or structures are permitted in this area. **[Amended 4-12-2000 by Ord. No. 186-2000]**
- B. An open area of at least 20 feet free of structures shall be provided along the front, side and rear lot lines.
- C. Drive-thru service is not permitted. **[Amended 4-12-2000 by Ord. No. 186-2000]**
- D. Each use shall comply with the applicable parking standards found in § 184-156.
- E. No paving other than connecting driveways shall be constructed within 20 feet of the street right-of-way line.
- F. There shall be a minimum distance between highway access points of 150 feet.
- G. Every effort should be made to combine driveway access points where possible to minimize conflicts.
- H. Each use shall comply with Chapter 149, Stormwater Management, the storm drainage design standards found in Chapter 154, Subdivision and Land Development, as well as Chapter 89, Floodplain Management.
- I. Each use shall comply with the design standards found in § 184-152.
- J. Any development along the Route 183 corridor will require increased rights-of-way as determined after consultation with the Township, County and Pennsylvania Departments of Transportation.
- K. Where greater setbacks are established in § 184-147, or elsewhere in this chapter, regarding accessory buildings, structures and uses, such greater setbacks shall apply. **[Added 4-12-2000 by Ord. No. 186-2000]**
- L. Any building facade which faces a patron parking area, street or other space used or viewed by the public shall be provided with decorative facade treatment, architecturally integrated with all other building faces. **[Added 4-12-2000 by Ord. No. 186-2000]**

- M. Site models and/or graphic portrayals, providing a clear perspective of the relationship of the proposed development to the site and its visual impact on adjacent properties, shall be submitted to the Township. [Added 4-12-2000 by Ord. No. 186-2000]

§ 184-103. Performance standards.

Each use shall comply with the performance standards found in § 184-153.



**ARTICLE XIV
AB Agricultural/Business District**

§ 184-104. Purpose.

It is the purpose of this district to encourage the preservation of the most productive farmland within the Township for agricultural use. The land is to be used for agriculture and agriculture-related uses.

§ 184-105. Applicability.

In an AB District, the following regulations shall apply.

§ 184-106. Permitted uses.

- A. A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and no other:
- (1) Office activities related to agricultural administration.
 - (2) Agricultural activities, including production, processing and sales.
 - (3) Single-family detached home.
 - (4) Roadside stands for the sale of farm products grown on the premises, provided that off-street parking spaces are available for customers (refer to § 184-150).
 - (5) Woodland or wildlife sanctuary or similar conservation use.
 - (6) Accessory uses normally associated with a permitted use.
 - (7) Boarding kennels, subject to the following: [Added 4-12-2000 by Ord. No. 186-2000]
 - (a) All buildings and runs in which animals are housed shall be located at least 100 feet from all lot lines.
 - (b) Buildings shall be adequately soundproofed so that sounds generated within the buildings cannot be perceived at the lot lines.
 - (c) Outdoor runs may be used only between the hours of 7:00 a.m. and 9:00 p.m.

- (d) No person shall cause, suffer or permit any odor which causes annoyance or discomfort to the public from any source in such a manner that these malodors are detectable outside of the property of the person on whose land the source is being operated.

(8) Municipal use. [Added 4-12-2000 by Ord. No. 186-2000]

(9) No-impact home-based business, unless such use is prohibited or restricted by virtue of any deed restriction, covenant or agreement restricting the use of land, or by any master deed, bylaw or other document applicable to a common interest ownership community. [Added 6-17-2003 by Ord. No. 204-2003]

B. The following uses are permitted when a special exception is granted by the Zoning Hearing Board in accordance with this chapter: [Added 2-1-2000 by Ord. No. 184]

(1) Communications antennas mounted on an existing public utility transmission tower, existing building or existing communications tower, and communications equipment buildings, subject to § 184-177.1 of this chapter.

(2) Communications towers and communications equipment buildings subject to the standards for communications towers and communications equipment buildings set forth in § 184-177.2 of this chapter.

§ 184-107. Lot area.

The minimum lot area shall be two acres.

§ 184-108. Yards.

The minimum front yard shall be 50 feet measured from the street line. The minimum rear and side yards shall be 50 feet. All accessory uses shall meet the above setbacks.

§ 184-109. Height.

The maximum building height shall be 35 feet.

§ 184-110. Lot dimensions.

The minimum lot width measured at the street line shall be not less than 200 feet.

§ 184-111. Coverage.

At least 90% of the lot shall be maintain open area.

§ 184-112. Special design requirements.

A. Each use shall comply with the parking standards found in § 184-156.