



<u>Principal Use</u>	<u>Minimum Lot Area* (sq. ft.)</u>	<u>Minimum Lot Width** (feet)</u>	<u>Maximum Land Coverage (%)</u>		<u>Maximum Building Height</u>	
			<u>By Buildings</u>	<u>By Total Impervious Cover</u>	<u>(Stories) (Which ever is Less)</u>	<u>(Feet)</u>
Any Use with Both Centralized Sewer and Water	10,000	40	60	75	2-1/2	30
Any Use without Both Centralized Sewer and Water	43,560	100	40	60	2-1/2	30

*Per dwelling unit for residential uses.

**Measured at the Minimum Front Yard listed in §312(G) for the particular use.

(G) Minimum Yard Requirements. Each of the following minimum yard requirements shall apply to each use in the Neighborhood Convenience Commercial District, except as otherwise provided for in this Chapter:

<u>Principal Use</u>	<u>Front Yard* (feet)</u>	<u>Side Yard</u>		<u>Rear Yard (feet)</u>
		<u>One (feet)</u>	<u>Both (feet)</u>	
<u>Any Permitted Use</u>	25	10	20	25

*The depth at which the minimum lot width shall be measured.

(H) Off-Street Parking Setback. The same requirements as are listed in §317(H) shall apply.

Section 313. Planned Highway Commerce District (PHC)

(A) Purpose. The purpose of the Planned Highway Commerce District is to accommodate a wide variety of commercial activities which provide goods and services to the Township residents and others. This district includes commercial uses which will benefit from the proximity to the proposed highway. This district permits low density single family

dwellings on lots large enough to provide for both on-lot sewage disposal and water supply while providing for the opportunity to have somewhat smaller lots if public water and sewage facilities become available. Development controls will ensure sign control, attractive landscaping, traffic control and desirable setbacks.

(B) Uses Permitted by Right. Each of the following principal uses and their accessory uses are permitted by right in the Planned Highway Commerce District by the Zoning Officer, provided that the use, type, dimensional, and all other applicable requirements of this Chapter are satisfied:

- (1) Ambulatory surgical center*,**.
- (2) Animal hospital*,**.
- (3) Art, photography or dance studio*.
- (4) Automobile accessories.
- (5) Beverage distributor*.
- (6) Bakery*.
- (7) Business office*.
- (8) Catering establishment.
- (9) Construction company*.
- (10) Convenience store*,**.
- (11) Cultural center*.
- (12) Day care/nursery school*,**.
- (13) Financial establishment*,**.
- (14) Food stand*,**.
- (15) Forestry, including, but not limited to, timber harvesting*,**.
- (16) Fuel oil company*,**.
- (17) Funeral home*.
- (18) Government office*.
- (19) Holiday tree sales.
- (20) Hospital or medical center*,**.
- (21) Hotel/motel*,**.
- (22) Laundry/laundromat*,**.
- (23) Medical clinic or medical office*,**.
- (24) Medical laboratory or blood donor station*,**.
- (25) Membership club or lodge*,**.
- (26) Multiple use building*,**.
- (27) Musical instrument sales*.
- (28) Office equipment sales and service*,**.
- (29) Open air retail*,**.
- (30) Personal service establishment*.
- (31) Pet grooming establishment*,**.

- (32) Printing/publishing establishment*,**.
- (33) Professional office*.
- (34) Recreation, public.
- (35) Restaurant, fast food*,**.
- (36) Restaurant, fast food with drive-through service*,**.
- (37) Restaurant, standard*,**.
- (38) Retail nursery/greenhouse*,**.
- (39) Retail store*,**.
- (40) Self storage facility*,**.
- (41) Single family detached dwelling.
- (42) Tanning salon*.
- (43) Tavern*,**.
- (44) Temporary retail sales.
- (45) Township-owned use, including Township park.
- (46) A combination of uses permitted by right*,**.

* Site Plan Review required (see Section 409)

** See Section 321 for additional requirements.

(C) Special Exception Uses. Each of the following principal uses and their accessory uses may be permitted in the Planned Highway Commerce District by the Zoning Hearing Board as a special exception in accordance with the standards contained in Section 322 of this Part.

- (1) Automobile repair*.
- (2) Automobile sales*.
- (3) Automobile service station*.
- (4) Bed and breakfast*.
- (5) Boarding house*.
- (6) Carwash*.
- (7) Cemetery*.
- (8) Drive-in theater*.
- (9) Fire station*.
- (10) Group home*.
- (11) Health club*.
- (12) Lumber yard*.
- (13) Massage parlor.
- (14) Place of worship*.
- (15) Public utility facility*.
- (16) Recreation, non-public indoor*.
- (17) Recreation, non-public outdoor*.
- (18) Single family detached dwelling in combination with a commercial activity*.
- (19) Swimming club*.

- (20) Taxi Terminal.
- (21) Tennis club*.
- (22) Trade school.

* See Section 321 for additional requirements.

(D) Conditional Uses. Each of the following principal uses and their accessory uses may be permitted in the Planned Highway Commerce District when authorized by the Board of Supervisors in accordance with the standards contained in §323 of this Chapter.

- (1) Off-street parking not located on the same lot as the permitted principal use.
- (2) Shopping center*.
- (3) Race tracks, automobile or horse, with related wagering

* See Section 321 for additional requirements.

(E) Accessory Uses.

(1) Each accessory use in the Planned Highway Commerce District shall comply with the minimum yard requirements of Section 313(G), except as otherwise provided for in this Chapter.

(2) Each of the following accessory uses shall be permitted in the Planned Highway Commerce District only if such use complies with the relevant standards contained in Section 324 of this Part.

- (a) Bus shelter.
- (b) Energy systems, solar.
- (c) Energy systems, wind generated.
- (d) Fence and wall.
- (e) Garage.
- (f) Holiday tree sales.
- (g) Home gardening, nursery or greenhouse.
- (h) Home occupation, including day care center.
- (i) Interior service and convenience uses.
- (j) Keeping animals or fowl.
- (k) No-impact home-based business, subject to the provisions of Section 324(C)(9).
- (l) Off-street parking, in accordance with Part 7.
- (m) Outdoor storage shed.
- (n) Private greenhouse.
- (o) Recreational vehicle.

- (p) Seasonal roadside produce market.
- (q) Signs, in accordance with Part 6.
- (r) Swimming pool (non commercial).
- (s) Temporary retail sales.
- (t) Tennis court.
- (u) Warehousing and storage in an accessory structure.
- (v) Accessory uses and structures which are clearly customary and incidental to the principal use.

(F) Lot Area, Width, Building Coverage, and Height Regulations. Each of the following dimensional requirements shall apply to each use in the Planned Highway Commerce District, except as provided for in this Chapter.

<u>Principal Use</u>	<u>Minimum Lot Area*</u> <u>(sq. ft.)</u>	<u>Minimum Lot Width**</u> <u>(feet)</u>	<u>Maximum Land Coverage (%)</u>		<u>Maximum Building Height</u>	
			<u>By Buildings</u>	<u>By Total Impervious Cover</u>	<u>(Stories)</u> <u>(Whichever is Less)</u>	<u>(Feet)</u>
Any Use with Both Centralized Sewer and Water	10,000	100	40	75	2-1/2	30
Any Use without Both Centralized Sewer and Water	43,560	150	25	60	2-1/2	30

* Per dwelling unit for residential uses.

** Measured at the Minimum Front Yard listed in Section 313.(G) for the particular use.

(G) Minimum Yard Requirements. Each of the following minimum yard requirements shall apply to each use in the Planned Highway Commerce District, except as otherwise provided for in this Chapter:

Principal Use	Front Yard* (feet)	Side Yard		Rear Yard (feet)
		One (feet)	Both (feet)	
Any Permitted Use	25	10	20	25

* The depth at which the minimum lot width shall be measured.

(H) Off-Street Parking Setback. The same requirements as are listed in Section 317(H) shall apply.

(I) Setbacks of Industrial Uses from Residential Uses. The same requirements as are listed in Section 317(I) shall apply.

(J) Setbacks of Non-residential Buildings from Residential Uses. The same requirements as are listed in Section 316(J) shall apply.

Section 314. Planned Highway Interchange District (PHI).

(A) Purpose. The purpose of the Planned Highway Interchange District is to accommodate a variety of commercial activities which principally rely upon vehicular use. The District provides opportunities for office buildings and other compatible businesses that will serve industries/businesses as well as the needs for medical, financial, legal, engineering, architectural and other professional services.

(B) Uses Permitted by Right . Each of the following principal uses and their accessory uses are permitted by right in the Planned Highway Interchange District by the Zoning Officer, provided that the use, type, dimensional, and all other applicable requirements of this Chapter are satisfied. These uses are permitted by right whether or not a Planned Business Development has been approved for the property on which these uses are proposed:

- (1) Automobile accessories*.
- (2) Automobile repair*,**.
- (3) Automobile Service Station*,**.
- (4) Bakery*.
- (5) Business office*.
- (6) Carwash*,**.
- (7) Communications antennae mounted on an existing public utility transmission tower, building or other structure, and communication equipment buildings*,**.