

AMITY TWP

agreement restricting the use of land, nor any master deed, bylaw or other document applicable to a common interest ownership community, and shall be subject to the provisions of Subsection 903(c).

(c) Uses Permitted by Special Exception. The following, as a principal use, their accessory uses and no other, are permitted in the Mobile Home Park District when a special exception is granted by the Zoning Hearing Board to and in accordance with Part 11 of this Chapter:

- (1) Home occupation, subject to Section 903 of this Chapter.
- (2) Semi-detached residential developments, subject to Section 932 of this Chapter.
- (3) Two-family residential developments, subject to Section 933 of this Chapter.
- (4) Accessory uses or structures to the above permitted uses when on the same lot as the permitted use.

(d) Supplementary Regulations. All sections under Part 9 of this Chapter shall apply as supplementary guidelines and specifications for the Mobile Home Park District.

(Ordinance 130, December 9, 1991, Section 404; as amended by Ordinance 146, August 29, 1994, Section 1; as further amended by Ordinance 196, April 15, 2003, Section 6)

Section 405. HC - Highway Commercial District.

(a) Purpose. The purpose of the Highway Commercial District is to provide an area for a generalized variety of highway commercial land uses which service the basic needs of surrounding residential communities. The HC District is concentrated around existing commercial land uses that are located along arterial highways within the Township. Development which occurs shall be planned to accomplish safe development of highway frontage and to protect major highways as thoroughfares. (Ordinance 130, December 9, 1991, Section 405.1)

(b) Uses Permitted by Right. The following, as a single principal use, such accessory uses and no other additional or multiple uses(s), is permitted by right in the Highway Commercial District, provided that the use, type, dimensional and all other applicable requirements of this Ordinance have been satisfied:

- (1) General agricultural uses, subject to Section 905 of this Chapter.
- (2) Banks, savings and loan associations and finance companies.
- (3) Professional or government office or studio.
- (4) Church or similar place of worship.
- (5) Funeral home.
- (6) Home occupation, subject to Section 903 of this Chapter.
- (7) Municipal use.

(8) Personal and household service establishments such as, but not limited to, barber shops, beauty shops, dry cleaning shops, laundromats, repair shops, seamstress and tailor shops.

(9) Public utilities, subject to Section 929 of this Chapter.

(10) Restaurants and similar types of eating establishments.

(11) Retail business establishment such as, but not limited to, antiques, appliances, auto parts, beverages, bicycles, books (except adult bookstores), carpeting, clothing, dry goods, flowers, food, furniture, hardware, household supplies, jewelry, machinery, newspapers, office equipment, paint, periodicals, pharmaceuticals, sporting goods, stationary and tobacco.

(12) Single-family detached dwelling.

(13) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.

(14) Multiple commercial uses permitted in combination and occupancy subject to the following conditions:

(i) The following commercial uses and no other shall be permitted in combination:

a) Professional or government office or studio;

b) Personal and household service establishments such as, but not limited to, barber shops, beauty shops, dry cleaning shops, laundromats, repair shops, seamstress and tailor shops;

c) Administrative offices for public utilities, but specifically excluding construction, staging, external equipment, material and vehicular storage;

d) Restaurants and similar types of eating establishments;

e) Retail business establishment such as, but not limited to, antiques, appliances, auto parts, beverages, bicycles, books (except adult bookstores), carpeting, clothing, dry goods, flowers, food, furniture, hardware, household supplies, jewelry, machinery, newspapers, office equipment, paint, periodicals, pharmaceuticals, sporting goods, stationary and tobacco.

(ii) Unless otherwise permitted by the Board of Supervisors, the commercial uses shall be individually serviced by municipal sewage facilities.

(iii) Unless otherwise permitted by the Board of Supervisors, the commercial uses shall be individually serviced by public water supply where accessible.

(iv) The commercial uses shall consist of harmonious land uses, structures and services.

(v) Multiple commercial uses permitted in combination shall be in single ownership of land/structure or under a guaranteed unified management control.

(vi) All means of ingress and/or egress shall be located at least two hundred feet (200') from any other intersecting street and shall be designed to accommodate traffic in a safe and efficient manner. The developer shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation (PennDOT) or the Township. The developer shall also be responsible for any pertinent traffic studies that may be required by the Township, the County and/or PennDOT.

(vii) Interior accessways shall be designed so as to prevent traffic congestion at points of ingress and egress. Areas designated for the loading or unloading of trucks and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.

(viii) All commercial uses shall meet the combined parking requirements specified under Section 924 of this Chapter.

(ix) Lighting for buildings, signs, accessways and parking areas shall be arranged so they do not reflect towards any public street or residential zoning districts.

(x) Exterior storage areas for trash and rubbish shall be properly screened so as to preclude the storage area from being visible from adjacent properties or road surfaces. All containers shall be air-tight, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. No such storage area shall be permitted within thirty feet (30') from any lot line.

(xi) All signs shall be consistent with Subsection 927(f), excluding Subsection 927(f)(3), of this Chapter. The total area of all signage for combined or multiple commercial uses shall not exceed the maximum signage permitted under Subsection 927(f)(1) of this Chapter.

(xii) The site utilized for the multiple commercial uses shall conform to the area, yard and height regulations that are specified under Subsection 405(e) of this Chapter.

(xiii) All proposed multiple commercial uses, including all expansions, additions and/or revisions, are subject to the policies and provisions regarding land development specified in the Township Subdivision and Land Development Ordinance (see Chapter 27 of the Township Code of Ordinances).

(15) Self storage units, subject to the requirements specified under Section 951 of this Chapter.

(16) No-Impact Home-Based Businesses, except that such permission shall not supersede any deed restriction, covenant or

agreement restricting the use of land, nor any master deed, bylaw or other document applicable to a common interest ownership community, and shall be subject to the provisions of Subsection 903(c).

(c) Uses Permitted by Conditional Use. The following, as a principal use, their accessory uses and no other, are permitted in the Highway Commercial District when a conditional use is granted by the Board of Supervisors subject to and in accordance with Part 11 of this Chapter.

(1) Adult business uses, subject to Section 937 of this Chapter.

(2) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.

(d) Uses Permitted by Special Exception. The following, as a principal use, their accessory uses and no other, are permitted in the Highway Commercial District when a special exception is granted by the Zoning Hearing Board to and in accordance with Part 11 of this Chapter:

(1) Automatic car wash.

(2) Automobile sales.

(3) Automobile service station.

(4) Club or lodge for fraternal or social purposes provided that the primary activity of such use is not operated for business, and provided that the building and services shall be primarily for the use of members and their guests.

(5) Commercial campgrounds, subject to Section 930 of this Chapter.

(6) Fire station.

(7) Hotel/motel accommodations.

(8) Nursing home, retirement home or convalescent home.

(9) Recreation uses, subject to Section 906 of this Chapter.

(10) State licensed nursery school, elementary school, middle school, junior high school, senior high school or day care center.

(11) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.

(12) Exportation and/or extraction of groundwater, subject to the requirements specified under Section 950 of this Chapter.

(e) Area, Yard and Height Regulations. Each of the following minimum and maximum requirements shall apply to each permitted use in the Highway Commercial District, except as specifically provided for in this Chapter:

<u>Minimum Regulations</u>	<u>On-Lot Sewage And Water Facilities</u>	<u>Public or Community Sewage Facilities</u>	<u>Public or Community Sewage and Water Facilities</u>
Lot Area	80,000 sq. ft.	50,000 sq. ft.	30,000 sq. ft.

Lot Width	200 feet	150 feet	120 feet
Building Setback	60 feet	60 feet	60 feet
Rear Yard	60 feet	50 feet	50 feet
Side Yard			
Total	60 feet	60 feet	30 feet
Each Yard	30 feet	30 feet	15 feet
Improvement Setback	20 feet	20 feet	10 feet
Buffer Yard (Depth)	10 feet	10 feet	10 feet
Landscaped Area	50 percent	40 percent	30 percent

Maximum Regulations

Building Height	35 feet	35 feet	35 feet
Lot Coverage	30 percent	30 percent	40 percent
Paved Area	40 percent	50 percent	60 percent

(f) Land Development Plan. Prior to the issuance of a zoning and/or building permit for a non-residential land use that is permitted within the Highway Commercial District, the applicant shall submit a land development plan to the Planning Commission for review and comment. The Planning Commission shall review each land development plan in accordance with all Township standards, guidelines and specifications concerning land development before recommending a decision to the Board of Supervisors.

(g) Supplementary Regulations. All Sections under Part 9 of this Chapter shall apply as supplementary guidelines and specifications for the Highway Commercial District.

(Ordinance 130, December 9, 1991, Section 405; as amended by Ordinance 146, August 29, 1994, Sections 1 & 2; as further amended by Ordinance 164, April 26, 1999, Section 4; as further amended by Ordinance 196, April 15, 2003, Section 7; as further amended by Ordinance 229, December 19, 2006, Sections 5 & 6; as further amended by Ordinance 234, April 17, 2007, Section 3)

Section 406. SCC - Shopping Center Commercial District.

(a) Purpose. The purpose of the Shopping Center District is to provide an area for small, unified commercial shopping centers which services and provides for the basic needs of the Township. The SCC District is concentrated around existing compatible commercial land uses that are located along arterial highways within the Township. Development which occurs shall be planned to accomplish safe development of highway frontage and to protect major highways as thoroughfares.

(b) Uses Permitted by Right. The following, as a principal use, their accessory uses and no other, are permitted by right in the Shopping Center District, provided that the use, type, dimensional and all other applicable requirements of this Chapter have been satisfied:

(1) All uses permitted by right in the Highway Commercial District, provided the use meets the area, yard and height requirements (Subsection 405(e)) of the Highway Commercial District.

(2) Shopping center, mall, plaza or mini-mall, subject to Section 938 of this Chapter.

(3) Indoor theater (except adult theaters) and place of amusement or recreation.

(4) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.