

§ 250-21.1. Limited Planned Commercial District (PC-2). [Added 9-22-2005 by Ord. No. 2005-8]

- A. Purpose. The purposes of the Limited Planned Commercial District are to provide for a variety of commercial and business uses that are limited in size and in terms of traffic generation. They are generally suited to the smaller parcels of land that exist in this district.
- B. Uses permitted by right. Each of the following principal uses and their accessory uses are permitted by right in the Limited Planned Commercial District, 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) Indoor recreation (site plan review required, see § 250-35.)
 - (13) Membership club (site plan review required, see § 250-35).
 - (14) 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.
 - (15) Office (including contractor's construction office, but no outside storage of equipment or material) (site plan review required, see § 250-35).
 - (16) Personal services (site plan review required, see § 250-35).
 - (17) Printing (site plan review required, see § 250-35).
 - (18) Professional office/services (site plan review required, see § 250-35).
 - (19) Research/engineering/testing laboratories (site plan review required, see § 250-35).
 - (20) Restaurant (site plan review required, see § 250-35).

- (21) Retail store, Class 1 (site plan review required, see § 250-35).
 - (22) Retail store, Class 2 (site plan review required, see § 250-35).
 - (23) Tavern (site plan review required, see § 250-35).
 - (24) Taxi terminal/station (site plan review required, see § 250-35).
 - (25) (Reserved)¹
 - (26) Communication antennas mounted on an existing public utility transmission tower, building or other structure, including existing communication towers, and communication equipment buildings.
 - (27) Nightclub (site plan review required, see § 250-35).
 - (28) Funeral home (site plan review required, see § 250-35).
- C. Special exception uses. Each of the following principal uses and their accessory uses may be permitted in the Limited Planned Commercial District by the Zoning Hearing Board in accordance with the standards contained in § 250-25 of this ordinance.
- (1) Animal hospital/veterinarian office (site plan review required, see § 250-35).
 - (2) Auto repair/body shop (site plan review required, see § 250-35).
 - (3) Car wash (site plan review required, see § 250-35).
 - (4) Laundry/laundromat (site plan review required, see § 250-35).
 - (5) Communication towers subject to the standards for communication towers as special exceptions set forth at § 250-25 and communication equipment building.
- D. Conditional use. Each of the following principal uses and their accessory uses may be permitted in the Limited Planned Commercial District when authorized by the Board of Supervisors in accordance with the standards contained in § 250-26 of this ordinance:
- (1) Community center (site plan review required, see § 250-35).
 - (2) Fire station (site plan review required, see § 250-35).
 - (3) Government services/facilities (site plan review required, see § 250-35).
 - (4) Post office (site plan review required, see § 250-35).
 - (5) Utility substation (site plan review required, see § 250-35).
 - (6) Planned mixed commercial/residential development (site plan review required, see § 250-35), which must meet the requirements of § 250-26E(17). **[Added 5-14-2008 by Ord. No. 2008-06]**

1. Editor's Note: Former Subsection B(25), listing warehousing as a use permitted by right, was repealed 1-13-2016 by Ord. No. 2015-07.

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

E. Accessory uses.

- (1) Each accessory use in the Limited Planned Commercial District shall comply with the minimum yard requirements of this section, except as specifically provided for in this ordinance.
- (2) Each of the following accessory uses shall be permitted in the Limited 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.)
- (3) Commercial accessory buildings, structure or use.
 - (a) Dwelling unit as an accessory use to a nonresidential use.
 - (b) Seasonal roadside produce market.
 - (c) Solar energy system. **[Amended 1-11-2012 by Ord. No. 2012-02]**
 - (d) Temporary structure or use (12 months or less).
 - (e) Small wind energy system. **[Amended 4-23-2009 by Ord. No. 2009-03]**

F. Lot area, width, building coverage, and height regulations. Each of the following dimensional requirements shall apply to each use in the Limited Planned Commercial District, except as specifically provided for in this ordinance: **[Amended 1-11-2012 by Ord. No. 2012-04]**

Principal Use	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Land Coverage (percent)***		Maximum Building Height	
			By Buildings	By Total Impervious Cover	(stories)	(feet)
Any use:						
With on-lot sewer and on-lot water	43,560	130	30	40	2.5	35
With on-lot sewer and public water supply system	43,560	130	30	40	2.5	35
With centralized sewer and on-lot water	43,560	130	30	40	2.5	35

Principal Use	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Land Coverage (percent)***		Maximum Building Height	
			By Buildings	By Total Impervious Cover	(stories)	(feet)
With centralized sewer and public water supply system	43,560	130	35	70****	2.5	35

NOTES:

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

**** 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 Limited 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	40	15	30	20

- H. Special one-hundred-foot-wide raised berm buffer yard requirement. [Added 11-12-2008 by Ord. No. 2008-16]

- (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. [Amended 11-20-2013 by Ord. No. 2013-08]
- (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 and deciduous trees, flowering trees, and shrubs.
- (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 emergency access roads 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. **[Amended 11-20-2013 by Ord. No. 2013-08]**
- (6) Minimum tree requirements.
 - (a) The trees and shrubs 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] Five deciduous trees.
 - [3] Three flowering trees.
 - [4] Ten shrubs.
 - (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 shrubbery and 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 of 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 of seven feet high at the time of planting. Shrubs shall be a minimum of 30 inches in height at the time of planting.
- (9) Berms within the buffer yards shall have a minimum 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.