



UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS
WORKSHOP

February 14, 2023
4:00 p.m.

AGENDA

LOCATION: Township Building, 140 Pottstown Pike, Chester Springs PA 19425

- I. Call to Order
 - A. Salute to the Flag
 - B. Moment of Silence
 - C. Inquire if any Attendee plans to audio or video record the Workshop
- II. Ordinance and Zoning Map Amendments
 - Introduction to ordinance amendments: eliminating the C2 Limited Commercial Zoning District, a Petition by Rockhill Real Estate Enterprises to re-zone a portion of 500 Pottstown Pike from C3 Highway Commercial to LI Limited Industrial, and to add in Chapter 71 "Construction Codes, Uniform" of the Township Codes a violation and penalty section.
- III. Zoning District Uses ~ Discussion
 - Review the uses currently allowed by-right and by conditional use in the C1 Village Commercial and LI Limited Industrial zoning districts and discuss if updates are needed.
- IV. Open Session
- V. Adjournment



UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
ORDINANCE NO. _____

AN ORDINANCE OF UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 71 OF THE UPPER UWCHLAN TOWNSHIP CODE, AS AMENDED, TITLED "CONSTRUCTION CODES, UNIFORM" TO ADD A VIOLATION AND PENALTY SECTION.

NOW THEREFORE BE IT ENACTED AND ORDAINED by the Board of Supervisors of Upper Uwchlan Township, Chester County, Pennsylvania, as follows:

SECTION 1. Chapter 71 of the Upper Uwchlan Township Code, titled, "Construction Code, Uniform" shall be amended to add a new Section 71-8 titled "Violations and penalties" which shall provide as follows:

"§71-8. Violations and penalties. Any person violating any of the provisions of this chapter shall, upon conviction thereof, be sentenced to pay a fine of not more than \$1,000, together with costs of prosecution, and in default of such fine and costs to imprisonment for a period not exceeding 30 days. Each day's continuance of a violation after notification shall constitute a separate offense."

SECTION 2. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 3. Repealer. All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 4. Effective Date. This Ordinance shall become effective in five days from the date of adoption.

ENACTED AND ORDAINED this _____ day of _____, 2023.

ATTEST:

**UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS**

Gwen A. Jonik, Secretary

Sandra M. D'Amico, Chair

Jennifer F. Baxter, Vice-Chair

Andrew P. Durkin, Member

**UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

AN ORDINANCE OF UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 200 OF THE UPPER UWCHLAN TOWNSHIP CODE, AS AMENDED, ENTITLED "ZONING", BY AMENDING THE UPPER UWCHLAN TOWNSHIP ZONING MAP WHICH IS ADOPTED IN SECTION 200-9 TO ELIMINATE THE C-2 DISTRICT AND TO REZONE ALL PARCELS CURRENTLY ZONED C-2 TO PI PLANNED INDUSTRIAL/OFFICE DISTRICT; SECTION 200-8 TO REMOVE THE REFERENCE TO THE C-2 DISTRICT; TO DELETE ARTICLE IX AND SECTION 200-37 TITLED "C-2 LIMITED COMMERCIAL DISTRICT"; TO AMEND SECTION 200-72.1A AND 200-98 TO REMOVE THE REFERENCE TO THE C-2 DISTRICT; AND TO AMEND THE DEFINITION OF VILLAGE/COMMERCIAL DISTRICT IN SECTION 143-3.

NOW THEREFORE BE IT ENACTED AND ORDAINED by the Board of Supervisors of Upper Uwchlan Township, Chester County, Pennsylvania, that Chapter 200 of the Upper Uwchlan Zoning Code, entitled, "Zoning", as amended, shall be amended as follows:

SECTION 1. The Zoning Map of Upper Uwchlan Township which is adopted in Section 200-9 shall be amended by removing the C-2 Limited Commercial District and rezoning the following parcels to PI- Planned Industrial/Office District

PARCEL ADDRESS	PARCEL TAX ID	OWNER(S)
10 W. Township Line Rd, Exton, Pa 19341	32-4-84	Howard W. & Barbara F. Lane
W. Township Line Rd, Exton, Pa 19341	32-4-77	Eagle Nurseries, Inc
11 W. Township Line Rd, Exton, Pa 19341	32-4-76	Kevin McGettigan
W. Township Line Rd, Exton, Pa 19341	32-4-83	Louis V. Buccino
20 22 W. Township Line Rd, Exton, Pa 19341	32-4-82.1	Louis V. Buccino
12 W. Township Line Rd, Exton, Pa 19341	32-4-82	Louis V. Buccino
50 W. Township Line Rd, Exton, Pa 19341	32-4-81	Barbara Lane
60 W. Township Line Rd, Exton, Pa 19341	32-4-80	Hankin Properties Partnership
70 W. Township Line Rd, Exton, Pa 19341	32-4-79-E	Methodist Society
80 W. Township Line Rd, Exton, Pa 19341	32-4-78-E	School District of Upper Uwchlan
30 A W. Township Line Rd, Exton, Pa 19341	32-4-82.2	Hankin Properties Partnership

The revised Zoning Map is attached hereto as Exhibit "A".

SECTION 2. Section 200-8 shall be amended as follows:

For the purposes of this chapter, the Township of Upper Uwchlan is hereby divided into the following classes of districts:

R-1	Residential District
R-2	Residential District
R-3	Residential District
R-4	Residential District
C-1	Village Commercial District
C-3	Highway Commercial District
LI	Limited Industrial District
PI	Planned Industrial/Office District

SECTION 3. Article IX and Section 200-37 titled “C-2 Limited Commercial District” shall be deleted and the article and section numbers reserved.

SECTION 4. Section 200-72.1(A) shall be amended as follows:

“(1)(A). In the C-1, C-3, LI and PI Zoning Districts. Adaptive reuse opportunities by right, where not already permitted in the underlying base zoning district, may include but are not limited to the following.”

SECTION 5. The introductory paragraph in Section 200-98 titled “Signs in commercial, limited industrial and planned industrial/office districts” shall be amended as follows:

“Only the following types of signs shall be permitted in the Highway Commercial, Limited Industrial or Planned Industrial/Office Districts (i.e., the C-3, LI and PI Districts shown on the Upper Uwchlan Township Zoning Map), provided that the signs comply with all requirements herein specified. Note that Subsection H contains separate sign requirements for the C-1 District, as shown on the Zoning Map. Note that Subsection I contains additional standards for outdoor advertising billboard signs as allowed in the LI District, as shown on the Zoning Map. Note that freestanding pole signs are considered more appropriate for commercial and industrial uses.”

SECTION 6. The definition of “Village/Commercial District” in Section 143-3 shall be amended as follows:

“VILLAGE/COMMERCIAL DISTRICT

An area that is zoned or otherwise designated as a village center and may include historic structures subject to historic preservation, and includes surrounding commercial

districts which the village center may extend into in future years. Consists of the C-1 and C-3 Zoning Districts in the Township."

SECTION 7. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 8. Repealer. All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 9. Effective Date. This Ordinance shall become effective in five days from the date of adoption.

ENACTED AND ORDAINED this _____ day of _____, 2022.

ATTEST:

**UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS**

Gwen A. Jonik, Secretary

Sandra M. D'Amico, Chair

Jennifer F. Baxter, Vice-Chair

Andrew P. Durkin, Member

BEFORE THE BOARD OF SUPERVISORS OF UPPER UWCHLAN TOWNSHIP,
CHESTER COUNTY, PENNSYLVANIA

IN RE: Rockhill Real Estate Enterprises XVII LP
Petition to Amend the Upper Uwchlan Township Zoning Ordinance and Map

**PETITION TO AMEND THE UPPER UWCHLAN TOWNSHIP
ZONING ORDINANCE AND MAP**

Rockhill Real Estate Enterprises XVII LP (“Petitioner”), by and through its counsel, Riley Riper Hollin & Colagreco, hereby petitions to amend the Upper Uwchlan Township Zoning Ordinance, as amended (“Zoning Ordinance”) and the Upper Uwchlan Township Zoning Map (“Zoning Map”) to rezone a portion of Chester County UPI No. 32-1-34.1C from LI Limited Industrial District to C-3 Highway Commercial District such that the entire property would be zoned C-3 Highway Commercial District, and in support thereof avers as follows:

1. Petitioner is the equitable owner of a property located at 500 Pottstown Pike, more specifically identified as Chester County UPI No. 32-1-34.1C (the “Property”).
2. The Property is currently split zoned. The eastern portion of the Property is zoned LI Limited Industrial District and western portion of the Property, including the frontage on Pottstown Pike, is zoned C-3 Highway Commercial District.
3. The Property is bounded to the north, south, and west by properties zoned C-3 Highway Commercial District and to the east are properties zoned LI Limited Industrial District.
4. Pursuant to §§ 200-133 and 200-134 of the Zoning Ordinance, “[t]he Board of Supervisors may from time to time amend, supplement, change, modify or repeal [the Zoning Ordinance] including the Zoning Map” in response to a petition by a landowner.

5. Petitioner, as the equitable owner of the Property, hereby files this Petition to amend the Zoning Ordinance and Zoning Map to rezone the eastern portion of the Property from LI Limited Industrial District to C-3 Highway Commercial District.

6. This requested amendment is necessary to resolve disparate processes applicable to the uses permitted on the Property, to provide for consistency of the uses permitted on entire the Property, and to ensure the health, safety, and welfare of the citizens of the Township.

7. A copy of Petitioner's proposed Ordinance is attached hereto as Exhibit "A".

WHEREFORE, Petitioner hereby requests that the Board of Supervisors of Upper Uwchlan Township amend the Upper Uwchlan Zoning Ordinance and Zoning Map, as amended, as set forth in the proposed Ordinance Amendment attached hereto as Exhibit "A".

Respectfully submitted,



Alyson M. Zarro, Esquire
Attorney for Petitioner

Date: January 5, 2022

EXHIBIT "A"

**UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
ORDINANCE NO. _____**

AN ORDINANCE OF UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE UPPER UWCHLAN TOWNSHIP CODE OF ORDINANCES, CHAPTER 200, ENTITLED "ZONING", AS AMENDED, BY AMENDING SECTION 200-9 AND THE UPPER UWCHLAN TOWNSHIP ZONING MAP TO REZONE A PORTION OF CHESTER COUNTY UPI NO. 32-1-34.1C FROM LI LIMITED INDUSTRIAL DISTRICT TO C-3 HIGHWAY COMMERCIAL DISTRICT.

WHEREAS, the Second Class Township Code authorizes the Upper Uwchlan Board of Supervisors to make, amend, and adopt the Ordinances that are consistent with the Constitution and the laws of the Commonwealth that it deems necessary for the proper management and control of the Township and the health, safety, and welfare of its citizens;

WHEREAS, pursuant to Article VI of the Municipalities Planning Code, Upper Uwchlan Township is authorized to amend the Zoning Map for all or a portion of the Township;

WHEREAS, the Board of Supervisors has determined that amending the Township Zoning Ordinance and Map to change the zoning designation of Chester County UPI No. 32-1-34.1C, which is currently partially located in the LI Limited Industrial District and partially located in the C-3 Highway Commercial District, to C-3 Highway Commercial District only, is necessary for the proper management and control of the Township and for the health, safety, and welfare of its citizens.

NOW THEREFORE, BE IT ENACTED AND ORDAINED, by the Board of Supervisors of Upper Uwchlan Township, that the Upper Uwchlan Township Zoning Ordinance, as amended, shall hereby be further amended as follows:

SECTION 1. ZONING MAP AMENDMENT. Section 200-9 (entitled "Zoning Map") and the Upper Uwchlan Zoning Map, which is adopted as part of the Upper Uwchlan Zoning Ordinance, as amended, shall be amended as shown on the Zoning Map, which is attached hereto as Exhibit "A", which hereby rezones a portion of Chester County UPI No. 32-1-34.1C to C-3 Highway Commercial District such that the entirety of said parcel is zoned C-3 Highway Commercial District.

SECTION 2. SEVERABILITY. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 3. REPEALER. All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 4. EFFECTIVE DATE. This Ordinance shall become effective five (5) days following enactment as provided by law.

ENACTED AND ORDAINED this ____ day of _____, 20__.

ATTEST:

**BOARD OF SUPERVISORS
UPPER UWCHLAN TOWNSHIP**

Gwen Jonik, Township Secretary

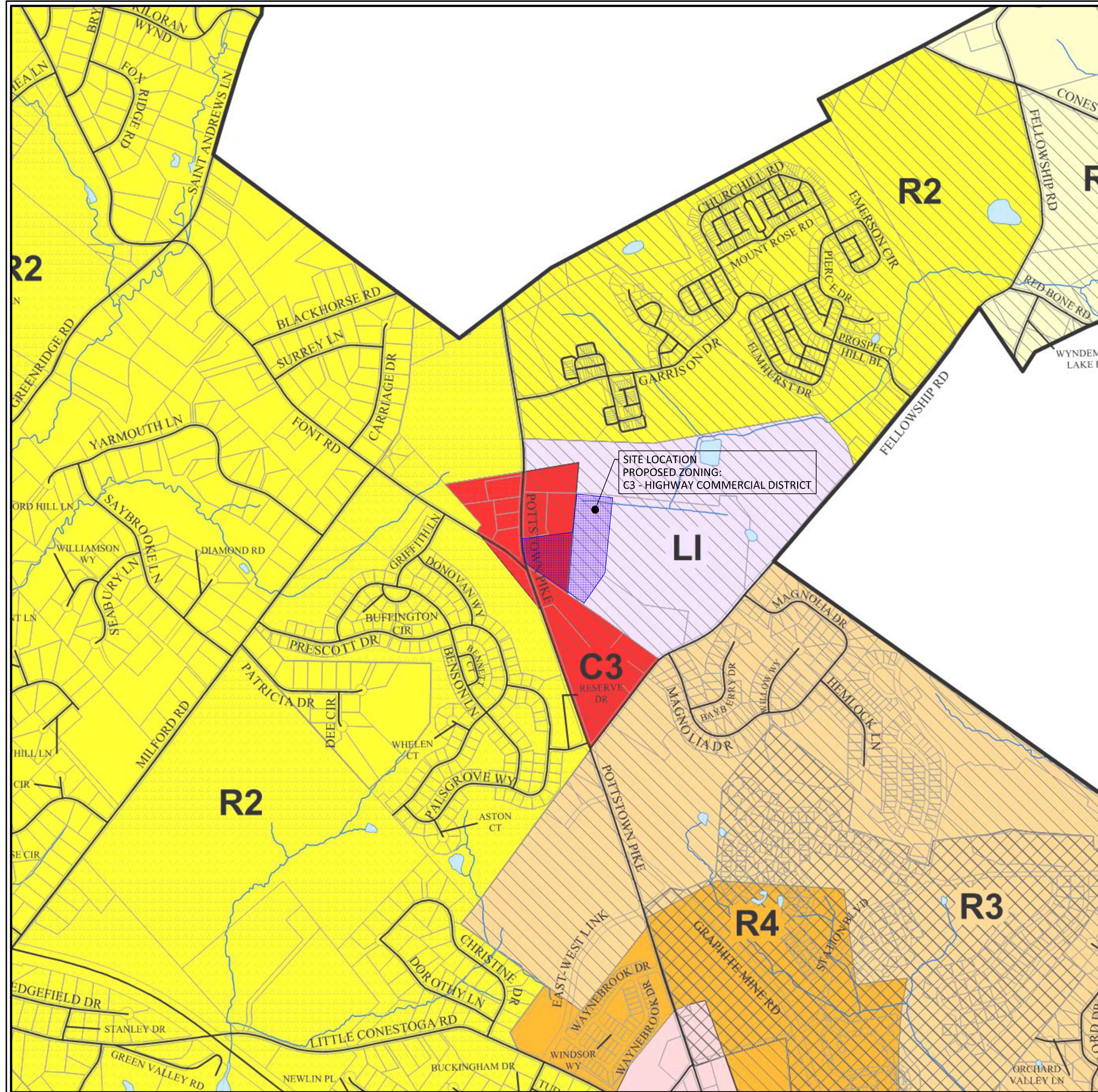
BY:

Sandra M. D'Amico, Chairperson

Jennifer Baxter, Vice-Chairperson

Andrew Durkin, Supervisor

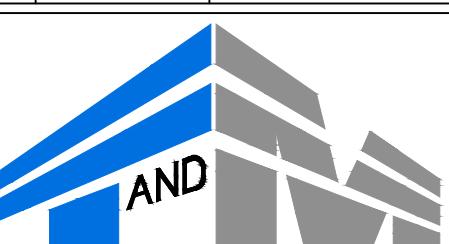
EXHIBIT “A”



LEGEND

Township Boundaries	Current Zoning
— Roads	R1 - Residential District (1 dwelling unit/2 acres) - 2442.339 ac.
— Streams	R2 - Residential District (1 dwelling unit/acre) - 3336.734 ac.
— Tax parcels	R3 - Residential District (1.5 dwelling units/acre) - 780.521 ac.
	R4 - Residential District (2-4 dwelling units/acre) - 239.419 ac.
	C1 - Village Commercial District - 124.493 ac.
	C2 - Limited Commercial District - 12.734 ac.
	C3 - Highway Commercial District - 116.433 ac.
	LI - Limited Industrial District - 259.015 ac.
	PI - Planned Industrial/Office District - 193.536 ac.
	Water Bodies
	Overlay Districts
	F1 - Flexible Development Overlay
	F2 - Flexible Development Overlay
	PRD - Planned Residential Development (also part of F2 Overlay)

PROPOSED ZONING MAP REVISION EXHIBIT



1700 MARKET STREET, SUITE 3100
PHILADELPHIA, PA 19103
TEL 215-627-3450
FAX 215-627-3459
www.tandmassociates.com

OFFICES LOCATED IN:
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OHIO AND PENNSYLVANIA

DESIGNED BY	JDT	DRAWING	ZNE-2
CHECKED BY	DM	SHEET	2
DRAWN BY	JDT		
DATE	12/23/2022		
SCALE	AS NOTED		
PROJ. NO.	PORS00016		

500' 250' 0 500' 1000'
1' = 500'

12/09/2022

Category	C-1 Zoning District
Purpose	<p>A. Preserve the historical development patterns of the villages of Eagle and Byers <u>Station Historic District</u>, and establish standards for <u>new</u> development and coordinated street, <u>parking</u>, and landscape improvements and pedestrian amenities, so as to complement the village setting and provide for safe and convenient access;</p> <p>B. Provide for a variety of uses in a manner which facilitates and promotes pedestrian travel within the village setting.</p>
By-Right	<p>(1) <u>(1) Business or professional office, bank or other financial institution, provided that no drive-through, outside walk-up ATM or other outside service shall be permitted by right.</u></p> <p>(2) Individual retail store, shop or establishment for the sale of drugs, dry goods, clothing, furnishings and other household supplies, variety, electronic goods and supplies, general merchandise, hardware, and garden supplies, provided that no adult-oriented use <u>is provided</u>, and no dispensing of g</p> <p>(2) <u>asoline shall be permitted and no drive through, outside walk up, or other outside service shall be permitted by right.</u></p> <p>(3) Individual retail store, shop or establishment for the sale of groceries and food without table service, including catering establishment, bakery, or confectionery shop, <u>provided that no drive-through, outside walk-up or other outside service shall be permitted by right.</u></p> <p>(4) Personal service establishment, including but not limited to barbershop, beautician, tailor, dressmaker, shoe repair, repair of small appliances or electronic goods, or dry-cleaning service with a closed-loop system.</p> <p>(5) (Reserved)</p> <p>(6) Medical marijuana dispensary.</p> <p>(7) <u>Restaurant. Including Outdoor Dining in accordance with Section XXXX.</u></p>
Conditional Use	<p>(1) <u>(1) Educational or religious use.</u></p> <p>(2) Cultural studio or facility.</p> <p>(3) Day-care center.</p> <p>(4) <u>Bank or other financial institution with drive-through, walk-up ATM or other outside service, provided that such service shall not be permitted within direct view from any dedicated public street Reserved.</u></p> <p>(5) <u>Individual retail store, shop or establishment otherwise permitted as provided in Subsection A(2) or (3) above, with drive-through, walk-up or outside counter or curb service, provided that such service shall not be permitted within direct view from any dedicated public street Reserved.</u></p> <p>(6) Mixed-use dwelling.</p> <p>(7) Bed-and-breakfast inn.</p> <p>(8) <u>Eating and/or drinking establishment with inside and/or outside table service and with or without indoor or outdoor counter service for consumption on or off site but excluding drive-through service.</u></p> <p>(9) On tracts located adjacent to <u>the Route 100 Bypass</u><u>Graphite Mine Road</u> and south of Byers Road only, any use permitted by right, conditional use, or special exception in the C-3 Highway Commercial District and not otherwise permitted in the C-1 Village District. For the purposes of this section, the term "adjacent" shall apply to tracts with direct frontage on <u>the Route 100 Bypass</u><u>Graphite Mine Road</u>, whether or not access to <u>the Bypass</u><u>Graphite Mine Road</u> is provided, as well as tracts contiguous to such tracts, where contiguous tracts are developed together with the tract(s) having direct frontage, under common authority and in accordance with a unified development plan. Contiguous tracts shall share a common boundary and shall not be separated by any public street. Conditional use approval hereunder shall not confer a right of direct access to <u>the Bypass</u><u>Graphite Mine Road</u> where such is not otherwise specifically approved.</p> <p>(10) Any two or more principal uses otherwise permitted by right, conditional use, or special exception as provided herein. As a condition of conditional use approval, the Board of Supervisors may require that any application for a combination of two or more principal uses comply with the</p>

12/09/2022

	provisions of § 200-70 of this chapter, as deemed applicable by the Board. (11) Adaptive reuse for historic preservation where indicated as a use subject to approval by the Board of Supervisors as a conditional use in accordance with § 200-72.1.
Accessory Use	(1) Bed and breakfast establishment as set forth in § 200-62B(5) Reserved. (2) Home occupation as set forth in § 200-62B(4) Reserved. (3) Any other customary residential or commercial accessory use <u>only</u> , subject to all applicable provisions of § 200-62.
Special Exception	(1) Municipal or public uses; governmental or public utility building or uses. (2) Conversion of dwellings as set forth in § 200-63 Reserved.
Other	Adaptive reuse for historic preservation where indicated as a use by right in accordance with § 200-72.1.

12/09/2022

Category	Limited Industrial District
Purpose	to provide for limited industrial and other related intensive activities in the Township, to encourage the establishment of industrial uses which will offer additional employment opportunities and an increased tax base for the Township ; to establish reasonable standards governing industrial development to ensure its compatibility with the character of the area and adjacent land uses, and to locate industrial uses within close proximity to major roads in order to provide safe and efficient access by industrial-related traffic.
By-Right	<ul style="list-style-type: none"> A. Assembly of office equipment and electrical appliances and supplies; and similar processes not to include the manufacturing of iron, steel, other metals or alloys, or metal processing. B. Manufacture of light industrial products from already prepared materials (such as wood, metal, cloth, leather, paper, plastic, glass); manufacture of professional, scientific, or electronic instruments; jewelry; watches, small appliances, and similar products. B.1. Medical marijuana grower/processor. C. Research, engineering, or testing laboratories. D. Public utility operating facilities. E. Printing or publishing establishment. F. Office building. G. Wholesale warehouse, and distribution. H. Churches/religious uses. <p><u>I. By-Right Uses allowed in the C1 and C3 districts</u></p>
Conditional Use	<p><u>(1) (1)</u>Surface mining operations.</p> <p>(2) Sanitary landfills.</p> <p>(3) Junkyard.</p> <p>(4) Recycling collection center, excluding processing or transfer station.</p> <p>(5) Motor vehicle body or fender repair, including painting or major overhauling.</p> <p>(6) A helicopter landing pad as an accessory use to any of the uses permitted by right, by conditional use or by special exception, when such accessory use is authorized by conditional use procedure and providing that any such accessory use shall comply with the following:</p> <p>{(a) – (f) Helicopter specific requirements, not included in this summary}</p> <p>(7) Indoor health spas, fitness centers, indoor bowling lanes, indoor tennis courts and indoor skating rinks subject to all applicable requirements of the L-1 District and all other requirements of the Township's existing ordinances.</p> <p>(8) Tower-based wireless communication facilities.</p> <p>(9) Adult-oriented use, where located not less than 500 feet from any similar use and from any residence, church, or public or private school or day-care facility.</p> <p>(10) Municipal or public uses; governmental or public utility building or uses.</p> <p><u>(11) Laboratory for scientific research and development.</u></p> <p><u>(12) Public recreational facilities, not accessory to a residential use, such as swim clubs, tennis courts and similar facilities, excluding however outdoor athletic fields</u></p> <p>the following additional uses shall be permitted when established on a property designated by the Township as a Class I or Class II Historic Resource, where historical building(s) shall be adaptively re-used, and where an economic development license has been issued by the Board of Supervisors for the purpose of local economic</p>

12/09/2022

	development: (1) Bakeries. (2) Retail sales. (3) Restaurants; including tavern, brew pub, confectionary, ice cream stand, diner, sandwich or pizza parlor providing both dining and take-out service. (4) Adaptive reuse for historic preservation where indicated as a use subject to approval by the Board of Supervisors as a conditional use in accordance with Section 200-72.1.
Accessory Use	(1) Customary industrial accessory uses.
Special Exception	<i>Any use similar to the above permitted uses not specifically provided for herein, provided that the use meets the performance requirements of § 200-82 of this chapter Reserved.</i>
Other	Adaptive reuse for historic preservation where indicated as a use by right in accordance with § 200-72.1.

Regional Township Zoning

West Pikeland	No commercial or industrial districts
West Vincent	Planned Commercial / Limited Industrial
West Vincent	Ludwigs Village Center Commercial
West Vincent	Village Center Residential Overlay
West Vincent	Route 100 Overlay
West Vincent	Municipal District
Uwchlan	Planned Commercial
Uwchlan	Planned Commercial 2
Uwchlan	Planned Industrial Commercial
Uwchlan	Planned Commercial Industrial Development
Uwchlan	Planned Industrial
East Nantmeal	Agricultural Preservation District
East Nantmeal	Agricultural Residential District
East Nantmeal	Commercial District
East Nantmeal	Industrial / Agricultural - 1
East Nantmeal	Industrial / Agricultural -2
East Nantmeal	Educational / Institutional

District	Allowed By Right
Commercial	Retail establishment for sale of dry goods, drugs, food, jewelry, variety and general merchandise, hardware, household furnishings and supplies, instruments, electronic appliances, including repair service.
Commercial	Restaurant, tearoom, cafe, confectionery or other place serving food or beverages, provided that no curb service shall be permitted.
Commercial	Personal service shop, including barber, beauty salon, shoe repair, tailor, dressmaking, pickup station for laundry and dry cleaning.
Commercial	Passenger station for public transportation, bank, savings and loan association or other financial institution, business or professional office, offices or office building for administrative, executive and professional activity, and similar activities involving the performance or rendering of professional services, such as mortician, the sale of real estate and business office
Commercial	Automatic self-service laundry and dry-cleaning establishment with certificates of approval by the public health agency having jurisdiction, with regard to waste disposal, and by the Fire Marshall, with regard to compliance with all safety regulations.
Commercial	Churches.
Commercial	Public uses, structures or buildings owned or operated by the Township, a Municipal Authority organized by the Township or an Authority of which the Township is a member.
Commercial	Dispensary, provided that such use shall not be permitted closer than 1,000 linear feet from a school or day-care center, and subject to all applicable requirements of the Medical Marijuana Act.
Commercial - Industrial	Manufacturing, wholesaling, processing, warehousing and distributing, provided that no bulk storage of liquid or gaseous fuels shall be permitted except for consumption on the premises.
Commercial - Industrial	Laboratory for scientific research and development.
Commercial - Industrial	Passenger station for public transportation; electric substations; telephone central office.
Commercial - Industrial	Theater (movie or performing) within a permanent building; library, civic or cultural center.
Commercial	Indoor retail uses for the sale of retail products or services such as restaurants.
Commercial	Small office uses, defined as office buildings or complexes that, in aggregate, provide no more than 10,000 square feet of gross leasable floor area.
Commercial	Bank or financial institutions.
Commercial	Township municipal use
Commercial	Public recreational facilities, not accessory to a residential use, such as golf or country clubs, swim clubs, tennis courts and similar facilities, excluding however athletic fields

Commercial - Industrial	Retail establishment for sale of dry goods, drugs, food, jewelry, variety and general merchandise, hardware, household furnishings and supplies, instruments, electronic appliances, including repair service, job printing.
Commercial - Industrial	Restaurant, tearoom, cafe, confectionery or other place serving food or beverages, provided that no curb service shall be permitted.
Commercial - Industrial	Automobile court or motel, bowling lanes or other similar place of indoor recreation.
Commercial - Industrial	Personal service shop, including barber, beauty salon, shoe repair, tailor, dressmaking, pickup station for laundry and dry cleaning.
Commercial - Industrial	Frozen food lockers, wholesaling, warehousing, distributing, provided that all parking, loading and unloading shall be in the rear of the building and screened from a side street if on a corner lot.
Commercial - Industrial	Offices or office building for administrative, executive and professional activity, and similar activities involving the performance or rendering of professional service, such as a bank, financial institution, mortician, the sale of real estate and business office
Commercial - Industrial	Wholesale establishment for the sale and distribution of dry goods, drugs, foods, variety and general merchandise, hardware, household furnishing, electrical appliances and supplies, job printing.
Commercial - Industrial	Wholesale establishment for the sale of plumbing and heating equipment and supplies, lumberyard, including the customary storage and work yards incidental thereto when screened by a fence, wall or planting screen.
Commercial - Industrial	Automatic self-service laundry and dry-cleaning establishment with certificates of approval by the public health agency having jurisdiction, with regard to waste disposal, and by the Fire Marshal, with regard to compliance with all safety regulations.
Commercial - Industrial	Public uses, structures, or buildings owned or operated by the Township, a Municipal Authority organized by the Township or an Authority of which the Township is a member.
Commercial - Industrial	Manufacturing, assembling and/or servicing electronic equipment.
Commercial - Industrial	Passenger station for public transportation; electric substation; telephone central office.
Commercial - Industrial	Hotel and/or conference center.
Commercial - Industrial	Professional and other business offices.
Commercial - Industrial	Restaurant, cafeteria or recreational facilities designed for the comfort and convenience of employees, provided such facilities are located inside the confines of the building and are not offered for use by the general public.
Commercial - Industrial	Churches.
Commercial - Industrial	Public uses, structures, or buildings owned, operated or subsidized by the Township, a Municipal Authority organized by the Township or an Authority of which the Township is a member.

Commercial - Industrial	Indoor recreational facilities containing amenities such as a swimming pool, spa, indoor track, nautilus equipment, handball courts and facilities typical of a YMCA facility.
Commercial - Industrial	Laboratory for scientific research and development, excluding animal research for cosmetics purposes.
Commercial - Industrial	Day-care centers.
Commercial - Industrial	Wholesaling, warehousing and distributing, provided that there shall be no exterior evidence of such, and, further, no bulk storage of liquid or gaseous fuel or chemicals shall be permitted except for immediate consumption on the premises.

District	Accessory Use
Commercial	off street parking
Commercial	signs
Commercial	incidental to primary use
Commercial	A single dwelling unit constructed over or behind an indoor retail or office use.
Commercial	Wholesale use when accessory to a retail use on the same lot.
Commercial	Other uses accessory to permitted principal uses.
Commercial	Class I or class II home occupation.
Commercial - Industrial	Off-street parking, provided that, where a parking space abuts a grass median of at least two feet in width, or four feet in width where parking spaces are on each side of the median, the minimum length of the parking space may be 18 feet.
Commercial - Industrial	Signs
Commercial - Industrial	Other accessory uses, structures or building, provided such are clearly incidental to the principal use.
Commercial - Industrial	Private parking areas
Commercial - Industrial	Signs
Commercial - Industrial	Other accessory uses, structures or buildings, provided such are clearly incidental to the principal use.

District	Conditional Use
Commercial	Shopping centers, except gas stations
Commercial	Hotel adjacent to arterial hwy
Commercial	Any other use determined by BoS to be of same general character as permitted use
Commercial	Multiple permitted uses on the same lot
Commercial	Passenger transportation terminals.
Commercial	Offices, defined as office buildings or complexes that, in aggregate, provide more than ten thousand (10,000) square feet but less than twenty five thousand (25,000) square feet of gross leasable floor area.
Commercial	Antenna support structures for personal wireless service and public broadcast
Commercial - Industrial	Shopping centers
Commercial - Industrial	Structures over 2 1/2 stories or 35 feet in height up to 65 feet in height may be permitted
Commercial - Industrial	Public and private wireless communication facilities.
Commercial - Industrial	Facilities for outdoor recreation, not including shooting or archery ranges, motor vehicle racing or amusement parks.
Commercial - Industrial	Any other use as determined by the Board of Supervisors to be the same general character as the permitted uses.
Commercial - Industrial	Off-premises outdoor advertising signs
Commercial - Industrial	Hospitals
Commercial - Industrial	Any legitimate use not specifically provided for in any zoning district and which is not inherently objectionable.
Commercial - Industrial	Convenience centers. Principal uses except that no gasoline service stations, garages (private or public) or drive-in food establishments shall be permitted.
Commercial - Industrial	Theater (movie or performing) within a permanent building; library, civic or cultural center.
Commercial - Industrial	Automatic self-service laundry and dry-cleaning establishment.
Commercial - Industrial	Manufacturing and processing, provided that there shall be no bulk storage of liquid or gaseous fuels or chemicals except for immediate consumption on the premises, and no raw materials or finished products shall be permitted on the exterior of the building.
Commercial - Industrial	Restaurant, tearoom, cafe, confectionery or other place serving food or beverages, provided that no curb service shall be permitted.

Commercial - Industrial	Any nonresidential buildings in excess of three stories but not more than five stories or 65 feet in height, provided that:
Commercial - Industrial	Wagering and gambling facilities, provided that no such use shall be located on any lot or parcel of land unless said lot or parcel of land or any part thereof is separated by either (a) a distance of 1,500 feet (except for a hotel) or (b) the right-of-way of a limited access highway, from any lot or parcel of land which is used for residential purposes (except for a hotel) in the Township or an adjoining Township; or which is included in whole or in part within a residential zoning district of the Township or an adjoining Township.
Commercial - Industrial	Hospitals.
Commercial - Industrial	Off-premises outdoor advertising signs
Commercial - Industrial	Any other use as determined by the Board of Supervisors to be the same general character as the permitted uses.
Commercial - Industrial	Planned life care facility

District	Special Exception
Commercial	Automobile court or motel, indoor theater, bowling lanes or other similar place of indoor recreation.
Commercial	Living quarters for a proprietor, building manager, caretaker or watchman, if employed on the premises, as an accessory use within a principal building.
Commercial	A private-use helistop as an accessory use to a permitted principal use subject to Planning Commission review and recommendation and conformance to the general standards prescribed in XXX.
Commercial	Accessory uses, structures, or buildings not located on the same lot with the permitted principal use
Commercial	Outdoor retail uses for the sale of retail products or services such as nurseries and automobile sales. The sale and display of such uses may occur anywhere on the premises except within the buffer area.
Commercial	Drive-in facilities such as fast food restaurants, and public garages, automobile service stations and mechanical repair shops.
Commercial	Hotels, motels or inns
Commercial	Multiple dwelling units over indoor retail or office use
Commercial	Car wash.
Commercial	Self-storage facilities
Commercial - Industrial	A private-use helistop as an accessory use to a permitted principal use subject to Planning Commission review and recommendation and conformance to the general standards prescribed in § 610.
Commercial - Industrial	Accessory uses not located on the same lot with the permitted principal use.
Commercial - Industrial	Gasoline service station, provided that no station be located closer than a five-hundred-foot radius from the next nearest gasoline service station property line.
Commercial - Industrial	Living quarters for a proprietor, building manager, caretaker or watchman, if employed on the premises, as an accessory use within a principal building.
Commercial - Industrial	Commercial uses or activities which are customarily and directly related to the comfort and convenience of the traveling public, including rest facilities designed and operated exclusively for licensed truckers, when maintained in strict accordance with the regulations of the Pennsylvania Department of Labor and Industry, and any other public agency having jurisdiction.
Commercial - Industrial	A private-use helistop as an accessory use to a permitted principal use subject to Planning Commission review and recommendation and conformance to the general standards.

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