

§ 130.13 SB Special Business District.

130.13.1. Purpose. To provide for the demand for suburban business service and PROFESSIONAL OFFICES, including the supporting facilities that these offices may require, and to meet the needs of the resident population for convenience in obtaining professional services.

130.13.2. AUTHORIZED USES.

30.13.2.1. PERMITTED USES BY RIGHT.

130.13.2.1.1. PRINCIPAL USES. **[Amended 7-6-93 by Ord. No. 1585]**

130.13.2.1.1.1. COMMUNICATIONS ANTENNAS, subject to the requirements of Section 130.7.26. **[Added 7-6-93 by Ord. No. 1585; Amended 8-3-98 by Ord. No. 1774]**

130.13.2.1.1.2. AUTHORIZED MIXED USES: COMMUNICATIONS ANTENNAS permitted as an AUTHORIZED MIXED USE with any other PRINCIPAL USE authorized by this Chapter on the LOT or SITE, subject to the requirements of Section 130.7.26. **[Added 7-6-93 by Ord. No. 1585; Amended 8-3-98 by Ord. No. 1774]**

130.13.2.1.1.3. PUBLIC UTILITY **[Added 4-6-98 by Ord. No. 1761]**

130.13.2.1.1.4. PUBLIC UTILITY FACILITY. **[Added 4-6-98 by Ord. No. 1761]**

130.13.2.1.1.5. RESIDENTIAL ESSENTIAL SERVICES. **[Added 4-6-98 by Ord. No. 1761]**

130.13.2.1.2. ACCESSORY USES.

130.13.2.1.2.1. STORAGE STRUCTURES.

130.13.2.1.2.2. SIGNS. See Article V.

130.13.2.1.2.3. FENCES and PRIVACY FENCES. **[Amended 10-1-90 by Ord. No. 1453]**

130.13.2.1.2.4. Air conditioners and heat exchangers.

130.13.2.1.2.5. Dumpsters.

130.13.2.1.2.6. Towers, spires and antennas. **[Added 7-6-93 by Ord. No. 1585]**

130.13.2.1.2.7. RESIDENTIAL ESSENTIAL SERVICES. **[Added 4-6-98 by Ord. No. 1761]**

130.13.2.2. CONDITIONAL USES. The following USES are permitted subject to the express standards and criteria in § 130.13.3.2. below.

130.13.2.2.1. PRINCIPAL USES.

130.13.2.2.1.1. **[Amended 12-15-80 by Ord. No. 939; 12-3-84 by Ord. No. 1110]** PLANNED OFFICE CENTER DEVELOPMENT, limited to PROFESSIONAL OFFICES and business service offices in combination with any of the following USES:

130.13.2.2.1.1.1. Banks.

130.13.2.2.1.1.2. PHARMACIES.

130.13.2.2.1.1.3. EMPLOYEE DINING FACILITIES.

130.13.2.2.1.1.4. PRIVATE USE HELIPAD.

130.13.2.2.1.1.5. DAY-CARE CENTER, subject to the express standards and criteria set forth in Section 130.14.3.2.1. **[Added 3-6-95 by Ord. No. 1657]**

130.13.2.2.1.2. SEMIPUBLIC USES. **[Added 4-5-82 by Ord. No. 990; Amended 4-6-98 by Ord. No. 1761]**

130.13.2.2.2. ACCESSORY USES

130.13.2.2.2.1. Any ACCESSORY USE PERMITTED BY RIGHT.

130.13.2.2.2.2. PARKING AREAS.

130.13.2.2.2.3. LOADING BERTHS.

130.13.2.2.2.4. Drive-in banking facility accessory to a bank. **[Added 11-4-96 by Ord. No. 1724]**

130.13.2.2.2.5. Any other ACCESSORY USE not specified, but customarily incidental to any of the AUTHORIZED USES in the ZONING DISTRICT. **[Amended 11-4-96 by Ord. No. 1724]**

130.13.2.3. USES BY SPECIAL EXCEPTION: None.

130.13.3. Requirements for PERMITTED USES BY RIGHT and CONDITIONAL USES.

130.13.3.1. General requirements.

130.13.3.1.1. The procedure for review and approval of PLANNED OFFICE CENTER CONDITIONAL USE APPLICATIONS FOR DEVELOPMENT is the procedure for PLANNED DEVELOPMENTS set forth in Article VI, § 130.37.

130.13.3.1.2. Minimum SITE size. **[Amended 12-15-80 by Ord. No. 939]**

130.13.3.1.2.1. PRIVATE USE HELIPADS: Fifteen (15) acres.

130.13.3.1.2.2. Vocational-technical schools, colleges and junior colleges: Twenty five (25) acres. **[Added 4-5-82 by Ord. No. 990¹]**

130.13.3.1.2.3. All other schools: Five (5) acres. **[Added 4-5-82 by Ord. No. 990]**

130.13.3.1.2.4. All other AUTHORIZED USES: Two (2) acres.

130.13.3.1.3. Maximum HEIGHT OF STRUCTURE.

130.13.3.1.3.1. PRINCIPAL STRUCTURES other than PRINCIPAL BUILDINGS: Three and one-half (3½) STORIES which may not exceed forty-five (45) feet in total height. **[Amended 6-6-94 by Ord. No. 1631]**

130.13.3.1.3.2. PRINCIPAL BUILDINGS: Three and one-half (3½) STORIES which may not exceed forty-five (45) feet in total height. **[Added 6-6-94 by Ord. No. 1631]**

¹Editor's Note: This ordinance also redesignated former subsection 130.13.3.1.2.2. as Subsection 130.13.3.1.2.4.

130.13.3.1.3.2.1. The maximum HEIGHT OF BUILDING may be exceeded by chimneys, spires, towers, antennae, masts, smoke stacks, flagpoles, tanks, skylights, elevator shafts, or by a penthouse or STRUCTURE required for enclosure of stairs and equipment necessary to the operation of the BUILDING or any such projection provided that any such projections do not have an aggregate area greater than twenty-five percent (25%) of the total roof area and shall not exceed fifteen (15) feet above the maximum allowable HEIGHT OF BUILDING to which it is attached. **[Added 6-6-94 by Ord. No. 1631]**

130.13.3.1.3.3. ACCESSORY STRUCTURES and ACCESSORY BUILDINGS: **[Amended 9-5-95 by Ord. No. 1681; 10-6-97 by Ord. No. 1750]**

130.13.3.1.3.3.1. Exterior light pole and fixture: Twenty-eight (28) feet. **[Added 9-5-95 by Ord. No. 1681]**

130.13.3.1.3.3.2. All other ACCESSORY STRUCTURES and BUILDINGS: One STORY which may not exceed fifteen (15) feet in total height. **[Added 9-5-95 by Ord. No. 1681, Amended 10-6-97 by Ord. No 1750]**

130.13.3.1.4. Maximum LOT COVERAGE: Twenty percent (20%).

130.13.3.1.5. YARD requirements for PRINCIPAL STRUCTURES and ACCESSORY STRUCTURES. **[Amended 12-15-80 by Ord. No. 939]**

130.13.3.1.5.1. FRONT, SIDE and REAR YARDS: Fifty (50) feet, provided that open PARKING AREAS and DRIVEWAYS are permitted within required YARDS, except for that portion of a YARD which measures fifteen (15) feet from an existing STREET or residential ZONING DISTRICT which is to be maintained as a BUFFER AREA; and further provided that SIGNS, FENCES, retaining walls and lighting fixtures are permitted. **[Amended 10-1-90 by Ord. No. 1453]**

130.13.3.1.5.2. Special YARD requirements:

130.13.3.1.5.2.1. YARD requirements along U.S. 19: All PRINCIPAL STRUCTURES and ACCESSORY STRUCTURES except SIGNS, DRIVEWAYS, FENCES, open PARKING AREAS, retaining walls, and lighting fixtures must be located a minimum of one hundred five

(105) feet from the center line of U.S. Route 19 (Washington Road). **[Amended 10-1-90 by Ord. No. 1453]**

130.13.3.1.5.2.2. YARDS adjoining a single-family ZONING DISTRICT. When rear or side walls of the PRINCIPAL STRUCTURE adjoining the R1, R2 or R3 ZONING DISTRICTS exceed the height limitations of the ZONING DISTRICT in which the PRINCIPAL STRUCTURE is located by more than ten (10) feet as a result of topographic conditions and the requirement to measure HEIGHT OF BUILDING at the front of the BUILDING, the required YARD adjoining the R1, R2 or R3 ZONING DISTRICTS shall be increased by one (1) foot for every foot in excess of ten (10) feet above the height limitations.

130.13.3.1.5.2.3. Special YARD requirements for PRIVATE USE HELIPADS: Two hundred (200) feet from any existing STREET or property in a residential ZONING DISTRICT.

130.13.3.1.5.3. Permitted projections into required YARDS: Same as R1 ZONING DISTRICT. See § 130.8.3.1.6.8. **[Added 10-1-90 by Ord. No. 1453]**

130.13.3.1.6. Parking requirements.

130.13.3.1.6.1. Minimum PARKING SPACES.

130.13.3.1.6.1.1. See § 130.7.6.

130.13.3.1.6.1.2. Business service or PROFESSIONAL OFFICES other than physicians' offices and real estate offices: One (1) PARKING SPACE per three hundred (300) square feet of GROSS LEASABLE FLOOR AREA OF BUILDING. **[Amended 10-1-90 by Ord. No. 1453]**

130.13.3.1.6.1.3. Banks, PHARMACIES, physicians' offices and real estate offices: One (1) PARKING SPACE per two hundred (200) square feet of GROSS LEASABLE FLOOR AREA OF BUILDING. **[Added 10-1-90 by Ord. No. 1453]**

130.13.3.1.6.1.4. PRIVATE USE HELIPADS: Five (5) PARKING SPACES. [Added 12-15-80 by Ord. No. 939]

130.13.3.1.6.1.5. SEMIPUBLIC USES: Same as R1 ZONING DISTRICT. See § 130.8.3.1.7.3. [Added 4-5-82 by Ord. No. 990; Amended 11-5-84 by Ord. No. 1104; 4-6-98 by Ord. No. 1761]

130.13.3.1.6.1.6. PARKING SPACES FOR HANDICAPPED PERSONS: For every fifty (50) PARKING SPACES required for commercial or SEMI-PUBLIC USES, there must be one (1) additional PARKING SPACE FOR HANDICAPPED PERSONS with a minimum requirement of one (1) PARKING SPACE FOR HANDICAPPED PERSONS. [Added 10-1-90 by Ord. No. 1453; Amended 4-6-98 by Ord. No. 1761]

130.13.3.1.6.2. PARKING AREA and DRIVEWAY requirements. See General Regulations, § 130.7.17.

130.13.3.1.7. LOADING BERTH requirements.

130.13.3.1.7.1. Minimum LOADING BERTHS for banks and PHARMACIES:

FLOOR AREA OF BUILDING (square feet)	LOADING BERTHS REQUIRED
Under 2,400	1
2,400 to 5,000	2
5,000 to 25,000	3
25,000 to 40,000	4 Including one (1) LOADING BERTH fourteen (14) feet in width by fifty (50) feet in length
40,000 to 100,000	5 Including one (1) LOADING BERTH fourteen (14) feet in width by fifty (50) feet in length
100,000 to 250,000	6 Including three (3) LOADING BERTHS fourteen (14) feet in width by fifty (50) feet in length [Amended 10-1-90 by Ord. 1453]

130.13.3.1.7.2. Minimum **LOADING BERTHS** for office **BUILDINGS**:

FLOOR AREA OF BUILDING (square feet)	LOADING BERTHS REQUIRED
Under 10,000	0
10,000 to 40,000	1
40,000 to 100,000	2
100,000 and over	1 Additional LOADING BERTH for each additional 100,000 square feet.

[Added 10-1-90 by Ord. No. 1453]

130.13.3.1.7.3. Minimum **LOADING BERTHS** for **SEMIPUBLIC USES**: Same as for **SEMIPUBLIC USES** in the **R1 ZONING DISTRICT**. See § 130.8.3.1.8.1. **[Added 4-5-82 by Ord. No. 990²; Amended 11-5-84 by Ord. No. 1104; 10-1-90 by Ord. No. 1453; 4-6-98 by Ord. No. 1761]**

130.13.3.1.7.4. Design requirements: Same as **R1 ZONING DISTRICT**. See § 130.8.3.1.8.2.

130.13.3.1.8. **SIGNS**. See Article V.

130.13.3.1.9. **FENCES** and **PRIVACY FENCES**. **[Amended 10-1-90 by Ord. No. 1453]**

130.13.3.1.9.1. **[Amended 12-15-80 by Ord. No. 939]** **HEIGHT OF STRUCTURE**:

130.13.3.1.9.1.1. Requirements for **PRIVATE USE HELIPADS**. **PRIVATE USE HELIPADS** other than **PRIVATE USE HELIPADS** which are located on the roof of a **BUILDING**, must be completely enclosed by a **FENCE** at least four (4) feet in height and secured by a self-latching gate. The required **FENCE** must be so located as to not obstruct the glide angle of the helicopter.

130.13.3.1.9.1.2. **FRONT YARD**: Three and one-half (3½) feet above the adjacent ground level.

² Editor’s Note: This ordinance also redesignated former Subsection 130.13.3.1.7.2. as Subsection 130.13.3.1.7.3.

130.13.3.1.9.1.3. REAR or SIDE YARD: Six (6) feet above the adjacent ground level provided that the FENCE does not extend closer to any street than the BUILDABLE AREA OF LOT.

130.13.3.1.9.2. Gates or other appropriate entries must be provided at least six (6) feet in width to give necessary vehicular access.

130.13.3.1.9.3. The FENCE enclosing a PRIVATE USE HELIPAD must be screened by a densely planted evergreen hedge not less than four (4) feet in height. **[Added 12-15-80 by Ord. No. 939]**

130.13.3.1.10. Screening and landscaping.

130.13.3.1.10.1. Open areas which are not PARKING AREAS, DRIVEWAYS or LOADING BERTHS must be planted with shrubs, trees or grass and must be maintained in accordance with the approved LANDSCAPE PLAN. **[Amended 10-1-90 by Ord. No. 1453]**

130.13.3.1.10.2. A BUFFER AREA, fifteen (15) feet in depth, must be provided along all LOT LINES in any YARD adjoining a residential ZONING DISTRICT, except where natural or physical man-made barriers exist that will duplicate the effect of the required BUFFER AREA. Screening required for open PARKING AREAS may be a part of a BUFFER AREA. See § 130.7.17.15. **[Amended 10-1-90 by Ord. No. 1453]**

130.13.3.1.10.3. Dumpsters must be enclosed or screened by a six (6) feet high, densely planted evergreen hedge, PRIVACY FENCE or other STRUCTURE.

130.13.3.1.10.4. Rooftop mechanical equipment, not including antennas, must be enclosed or screened by a structure. **[Amended 7-6-93 by Ord. No. 1585]**

130.13.3.1.11. Minimum FRONT LOT LINE: Thirty (30) feet. **[Added 12-3-84 by Ord. No. 1110]**

130.13.3.1.12. Storage.

130.13.3.1.12.1. All materials and equipment must be stored in a completely enclosed STRUCTURE or otherwise be screened by a six (6) foot FENCE or hedge.

130.13.3.1.12.2. STORAGE STRUCTURES may be located only to the rear of the PRINCIPAL STRUCTURE **[Added 10-1-90 by Ord. No. 1453; Amended 3-7-05 by Ord. No. 1934]**

130.13.3.1.12.3. STORAGE STRUCTURES may not exceed thirty percent (30%) of the first floor area of the PRINCIPAL BUILDING. **[Added 10-1-90 by Ord. 1453; Amended 3-7-05 by Ord. No. 1934]**

130.13.3.1.12.4³. Outdoor STORAGE must be screened by opaque or ornamental fencing or walls not less than six (6) feet in height or by evergreen planting so as to conceal the storage area from the view of a person standing at ground level on an adjoining STREET or adjacent LOTS. **[Added 10-1-90 by Ord. No. 1453]**

130.13.3.1.12.5. Any lighting for such outdoor STORAGE area must be completely shielded from traffic on any public right-of-way and from any residential district. **[Added 10-1-90 by Ord. No. 1453]**

130.13.3.1.13. ACCESSORY BUILDINGS must be constructed of the same type, size, and color of material as the PRINCIPAL BUILDING. **[Added 10-1-90 by Ord. No. 1453]**

130.13.3.2. Express standards and criteria for granting CONDITIONAL USES. All CONDITIONAL USES are subject to the general requirements of §130.13.3.1. and, to the following express standards and criteria:

130.13.3.2.1. PHARMACIES are permitted only if the PLANNED OFFICE CENTER DEVELOPMENT is primarily devoted to medical PROFESSIONAL OFFICES.

130.13.3.2.2. Banks are permitted only in PLANNED OFFICE CENTER DEVELOPMENTS having a gross FLOOR AREA OF BUILDING of one hundred thousand (100,000) square feet or more.

³Editor's Note: Subsections 130.13.3.1.12.4 and 130.13.3.1.12.5 are renumbered by adoption 3-7-05 by Ord. No. 1934.

130.13.3.2.3. No shipping or receiving is permitted within six hundred (600) feet of a residential ZONING DISTRICT between the hours of 6:00 p.m. and 8:00 a.m.

130.13.3.2.4. Access and traffic control.

130.13.3.2.4.1. See § 130.7.8.

130.13.3.2.4.2. Direct access must be provided from the PLANNED DEVELOPMENT SITE to a PUBLIC STREET classified as COLLECTOR STREET. Vehicular access from the SITE to U.S. Route 19 is not permitted. Access and egress to and from the SITE and all traffic channelization and control must be designed to prevent congestion and to accommodate peak traffic demands without hazard or great delay.

130.13.3.2.5. **[Added 12-15-80 by Ord. No. 939]** PRIVATE USE HELIPADS are subject to the following:

130.13.3.2.5.1. The helicopter landing pad must be at least sixty (60) feet square or a circle with a sixty-foot diameter.

130.13.3.2.5.2. The helicopter landing pad must be clearly marked with the insignia commonly recognized to indicate a PRIVATE USE HELIPAD.

130.13.3.2.5.3. The helicopter landing pad shall be paved, level and maintained dirt fee. Rooftop pads shall be free of all loose stone and aggregate.

130.13.3.2.5.4. The FENCE enclosing the PRIVATE USE HELIPAD must be secured at all times to preclude access by the general public.

130.13.3.2.5.5. The PRIVATE USE HELIPAD shall not operate between the hours of 10:00 p.m. and 7:00 a.m.

130.13.3.2.5.6. At least two (2) approach lanes to each PRIVATE USE HELIPAD must be maintained free of obstructions and must be provided in accordance with the guidelines and requirements of the Pennsylvania Department of Transportation, the Bureau of Aviation and the Federal Aviation Administration.

130.13.3.2.5.7. The approach lanes are neither permitted over CHURCHES, schools, HOSPITALS, NURSING HOMES,

stadiums, schools, or TOWNSHIP parks or athletic facilities or other places of PUBLIC assembly, nor over private residences during descent from a minimum cruising altitude of one thousand (1,000) feet or ascent to such minimum cruising altitude of one thousand (1,000) feet.

130.13.3.2.5.8. Clear areas for emergency landings of the helicopter in the event of mechanical failure must be available. These emergency landing areas must be located within the normal glide range of the helicopter with one (1) engine off when operating in the approved takeoff or landing lane from the PRIVATE USE HELIPAD.

130.13.3.2.5.9. An application for a helipad on a roof must be accompanied by a certification by a registered engineer that the loads imposed by the helicopter will be supported by the structure.

130.13.3.2.5.10. Lighting must be shielded away from abutting residential properties.

130.13.3.2.5.11. Maintenance of aircraft is prohibited, except for maintenance of an emergency nature.

130.13.3.2.5.12. Storage of fuel at the PRIVATE USE HELIPAD is prohibited.

130.13.3.2.5.13. Basing of aircraft at the PRIVATE USE HELIPAD is prohibited.

130.13.3.2.6. SEMIPUBLIC USES: Same as the R1 ZONING DISTRICT. See § 130.8.3.2.2. **[Added 4-5-82 by Ord. No. 990; Amended 11-5-84 by Ord. No. 1104; 4-6-98 by Ord. No. 1761]**

130.13.3.2.7. ESSENTIAL SERVICES. **[Entire Section Added 4-6-98 by Ord. No. 1761]**

130.13.3.2.7.1. No storage of equipment or material is permitted outside a STRUCTURE.

130.13.3.2.7.2. All lights must be shielded and reflected away from abutting LOTS.

130.13.3.2.7.3. Such USE may be located no closer than one hundred (100) feet to a LOT in any residential ZONING DISTRICT.

130.13.3.2.7.4. Such USE may not be located on a CORNER LOT abutting the intersection of an ARTERIAL STREET with a COLLECTOR STREET.

130.13.3.2.7.5. The BOARD OF COMMISSIONERS shall consider whether or not such USE will be a detriment to the surrounding LOTS because of such nuisance factors as traffic generated, emission of noise, vibration, odor, smoke, fumes, glaring light and storage of flammable or explosive materials.

130.13.3.2.7.6. No electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance is permitted.

130.13.3.2.7.7. No vibration which is discernible to the human sense of feeling for three (3) minutes or more in duration is permitted in any hour of the day between 7:00 a.m. and 7:00 p.m. or for thirty (30) seconds or more between the hours of 7:00 p.m. and 7:00 a.m.

130.13.3.2.7.8. No activities producing heat, cold, dampness or movement of air which shall produce any material effect on the temperature, motion of humidity of the atmosphere at the LOT LINE or beyond are permitted.

130.13.3.2.7.9. No USE which, by its nature, operation or activity, produces noise of objectionable character or volume is permitted.

130.13.3.2.7.10. No emission of odorous gases or other odorous matter in such quantities as to be detectable to the human sense of smell when measured at the LOT LINE is permitted.

130.13.3.2.7.11. No direct or sky-reflected glare, whether from floodlights or from high temperature processes, such as combustion or welding or otherwise which is detectable from any point on the LOT LINE is permitted. This restriction does not apply to SIGNS or floodlights otherwise permitted by TOWNSHIP ordinance.

130.13.3.2.7.12. All activities shall comply with county, state, and federal environmental laws and regulations.

PAGES 233-250 RESERVED FOR FUTURE USE.