

§305.C C-3 Commercial Office/Limited Industrial Campus District

305C.1 Procedure for Approvals -

All uses in a C-3 District shall be processed as Conditional Uses and allowed or denied by the Borough Council pursuant to public notice and hearing and recommendations by the Borough Planning Commission.

Determinations shall be made pursuant to express standards and criteria set forth herein below, and such other reasonable conditions and safeguards as the Borough Council and Planning Commission may deem necessary to implement the purposes of the C-3 District and the Zoning Ordinance.

305C.2 Permitted Conditional Uses -

Uses permitted within this district shall be limited to the following:

- A. Business, sales and professional offices.
- B. Commercial storage, packaging and distribution, exclusive of processing or related activities that are not consistent with the intent and the purposes for which this district is established. No activities shall be permitted that involve the handling, testing or processing or other use of waste materials, sludge or by-products thereof nor shall any chemicals or substances that have the potential to create threats to the general health and welfare of the population or to the environment in general be stored, treated, handled, transported or disposed of.
- C. Governmental and public service facilities.
- D. Light manufacturing limited to processing or fabrication of materials and products and equipment repair and/or rehabilitation, provided that no functions or activities are involved that produce, or have the potential to produce or result in, noise, vibration, air pollution, noxious or offensive emissions, fire hazard, explosion hazard, high traffic volumes or other factors and conditions which will disturb or endanger neighboring properties.
- E. Accessory uses shall be limited to parking lots, loading bays and on-site storage of materials and products that are requisite to the principal activity. All junk, scrap and discarded materials shall be removed in an expeditious manner at regular intervals.

305C.3 General Requirements -

- A. Site Data - Applications for a Conditional Use Permit shall include the following site and Development data:
 - (1) A survey drawn to scale prepared by a licensed professional land surveyor, registered in the Commonwealth of Pennsylvania, showing the exact size, shape and dimensions of the site proposed for development.
 - (2) The exact size and location of all existing buildings and structures on the lot.
 - (3) The proposed size and location of structures or buildings proposed to be erected, moved, repaired or altered.
 - (4) All adjacent streets with traffic flow patterns.
 - (5) A written description of the proposed scope of the projected activity, including the estimated maximum number of shifts, employees and employment per shift.

- (6) A description of all proposed fuels and energy sources to be used for heating and in business processes, and documentation of arrangement with suppliers for delivery of said services and/or materials.
- (7) Water supply and sewage disposal plans prepared by a registered civil engineer.
- (8) The proposed parking facilities including the size, arrangement and number of parking stalls and placement of lighting standards.
- (9) A circulation plan for all vehicles, including ingress and egress drives for all off-street parking and loading areas, both front and rear, to ensure the prevention of blockage of vehicles entering and leaving the site and to provide for clear lines of vision and compatibility with adjacent circulation systems and traffic flow.
- (10) Preliminary architectural and engineering sketches showing plan levels, elevations and other necessary information related to water runoff control, slope, contours, type of building construction, etc.
- (11) Areas to be utilized for the exterior storage of materials and type of architectural screen to be provided.
- (12) Such other information as may be required by the Borough Council and the Planning Commission.

B. Standards -

- (1) Uses and buildings shall be planned and organized to achieve a unified and harmonious development of the total site area.
- (2) Structures shall not exceed a maximum height of fifty (50) feet.
- (3) Maximum building coverage shall not exceed 50% of total site area unless specifically authorized by Borough Council.
- (4) Minimum front setback of structures from public road right-of-ways shall be 25 feet. No parking areas shall be permitted within a front yard area.
- (5) Minimum side and rear setbacks of structures along the perimeter of the property shall be 25 feet.
- (6) Parking shall be provided as required by §404 of this Ordinance. Owners or tenants of lots shall not permit their employees, tenants or visitors to park on public streets. All areas used for driveways, loading, service, parking or vehicular storage shall be surfaced with hard, dust free, paved surface.
- (7) Streets shall be constructed in accordance with the prevailing specifications for local street construction in the Borough.
- (8) Signs shall conform to the requirements specified in §405 of this Ordinance. No flashing or animated signs will be permitted. No free standing signs shall be permitted and no building sign shall project above the roof line of the building.
- (9) Fire hydrants and street lighting shall be provided by the developer and properly located.

Storm drainage and facilities shall meet all requirements of the Borough and other applicable State requirements.

- (10) The total ground area of the site not covered by buildings, paved parking, interior roadways and service areas is to be landscaped. Front yard areas are to be landscaped with lawn and/or other plant materials such as trees and shrubs. Side and rear yards and all slopes are to be covered by grass or ground cover or other appropriate plant materials. Paved areas and roadways shall be limited to portions of the site required for efficient operations of permitted business activities. In no instance shall paving cover more than 25% of the gross site area unless specifically authorized by Borough Council.

- (11) A buffer consisting of plant materials or other appropriate treatments shall be established and maintained along all portions of the site perimeter deemed reasonably necessary by the Planning Commission and Borough Council to protect the environmental quality and/or aesthetic and monetary values of residential properties that are adjacent to, or in reasonably close proximity to, the development site. Natural vegetation or existing topographical conditions may be utilized if approved by the Borough Council as adequate to achieve the purposes of a buffer. Planting, walls, fencing or other treatments incorporated in buffer corridors as approved by the Borough Council shall be sufficient to provide yearlong visual screening from residential uses. Buffers shall be established consistent with the following minimum standards:

The required buffer strip shall be established along the property perimeter in a manner best suited to achieve its screening purpose.

The required buffer shall have a height adequate to achieve its purpose. Plant materials shall consist of dense evergreen plants of a kind, and used in a manner, so as to provide a continuous opaque screen within 36 months after planting. The Borough Council shall require new planting or alternative screening if an opaque buffer is not achieved within said period.

Initial planting shall consist of evergreen plant materials such as White Pine, Red Pine, Austrian Pine or other conifers with a similar growth rate.

Plant materials shall have a minimum initial height of five (5') feet when planted.

Plant materials shall be spaced at a minimum distance of ten (10') feet on center in a double line or otherwise located in such a manner and density that a complete screen purpose is achieved within 36 months.

Walls, fences and similar structures may be used along or in conjunction with plant material to create a required buffer strip if approved by the Borough Council pursuant to the following standards and criteria:

Structures shall be sited and erected consistent with all provision of this Ordinance.

Structures shall be aesthetically compatible with adjacent residential and related uses in terms of material, styling and color.

No advertising shall be permitted in conjunction with said structures.

- (12) Outdoor storage areas shall be permitted only in areas that do not front on streets and

shall be permitted only if such areas are enclosed or screened by wall, planting or other barriers providing year round visual screening.

- (13) Development may be constructed in phases. Subsequent stages shall be consistent with the tentatively approved plan and shall constitute economically sound units of development.
- (14) The developer shall provide easements, covenants and other necessary arrangements, and furnish performance bonds or assurances, as determined necessary by the Borough to reasonably assure performance in accordance with the plan, and to protect the public interest in the event of abandonment prior to the completion.

(Ordinance 1076, October 18, 1984, Article III, §3.5; as amended by Ordinance 1141, February 22, 1996)