

ARTICLE XIV

TU TRANSITIONAL USE DISTRICT

Section 1400. PURPOSE

It is the purpose of the TU, Transitional Use District to provide for the continuation of certain existing uses and the limited expansion of such uses the area around the intersection of Pennsylvania Route 113 and Coldstream Road. The existing uses are to include warehousing, office, limited commercial, manufacturing and light industrial uses. It is further the purpose of this Article to permit the expansion of existing permitted uses when it can be demonstrated that public sewage disposal and water supply systems can be provided.

Section 1401. USE REGULATIONS

1. Permitted Uses. A building may be erected, altered or used and a lot may be used or occupied for any of the following purposes and no other:
 - A. Warehousing and Wholesale Uses conducted within a building
 - B. Business or Professional Offices
 - C. Barber shop, beauty shop, shoe repair, tailor, cleaning and pressing and similar personal service establishments.
 - D. Physical Fitness, Gym or Healthcare Facility
 - E. Research or Engineering Facilities
 - F. Printing, Publishing, Binding and similar operation.
 - G. Forestry in accordance with the provisions of Section 1823.
 - H. Township Municipal Use.
2. Lots existing as of the date of adoption of this Ordinance with frontage on Hares Hill Road, south of Coldstream Road shall be limited to the following permitted uses:
 - A. Single-family Detached Dwelling Units
 - B. Day Care, Nursery, Pre-School and Kindergarten Facilities
 - C. Professional Offices limited in size and configuration to the buildings existing as of the date of adoption of this Ordinance.

3. Conditional Uses. The following uses shall be permitted when approved as a Conditional Use by the Board of Supervisors, in accordance with the provisions of this Article and the standards and criteria of Section 2000.6.
- A. Manufacture, Assembly, Cleaning, Testing, or Repair of Materials, Goods, Foodstuffs or Products.
 - B. Professional and Business Offices in Existing Structures and the Limited Expansion thereof on lots existing as of the date of adoption of this Ordinance, with frontage on Hares Hill Road, south of Coldstream Road subject to the following provisions:
 - (1) The minimum lot area for such uses shall be three (3) acres.
 - (2) The gross floor area of such existing structures shall not exceed 6,500 square feet, gross.
 - (3) Such expansion in new structures shall not exceed one thousand seven hundred and fifty (1,750) square feet of gross floor area and shall be attached to an existing structure.
 - (4) Such expansion structures shall be so designed that the exterior architectural style shall be compatible with existing structure and the residential and agricultural character of the surrounding area.
 - (5) The total gross floor area of the existing structure and the expansion thereof shall not exceed three thousand five hundred (3,500) square feet, gross, per acre.
 - (6) The maximum impervious surface shall be no more than sixty percent (60%).

Section 1402. AREA AND BULK REGULATIONS

The following regulations shall apply to all of the uses specifically permitted in Section 1401.1.

1. Maximum Intensity. Any of the uses or a combination of uses, up to a maximum of three (3) uses in a single structure, specifically permitted in Section 1401.1 shall not exceed seven thousand (7,000) gross square feet of total floor area per acre of net tract area and a maximum of twenty thousand (20,000) square feet of gross floor area, per building. The intensity shall be calculated using the Net Tract Area as defined in Article II of this Ordinance.
2. Minimum Lot Area. Any use or combination of uses in a single structure: Two (2) acres, net, per use or a combination of uses in a single structure.
3. Minimum Lot Width. Each lot shall have a width of not less than two hundred fifty (250) feet at the building setback line and one hundred fifty (150) feet at the front lot line.
4. Minimum Front Yard. No building shall be situated less than seventy-five (75) feet from the front lot line.

5. Minimum Side Yards. There shall be two (2) side yards each of which shall have a width of not less than fifty (50) feet.
6. Minimum Rear Yard. No building shall be situated less than fifty (50) feet from the rear lot line.
7. Minimum Separation from Residential Uses and Districts. Notwithstanding the requirements of Subsections 5 and 6, above, whenever a property containing the uses stipulated in Section 1402 abuts an existing residential use or a residentially zoned property, any structure or activity shall be located not less than one hundred (100) feet from the abutting residential property line.
8. Maximum Impervious Surface. No more than fifty percent (50%) of any lot shall be covered by impervious surface.
9. Minimum Vegetative Cover. Not less than thirty percent (30%) of any lot shall be planted and maintained with existing and/or installed vegetative material.
10. Height Regulations. The maximum height of buildings and other structures erected or enlarged in the TU District shall be three (3) stories or thirty-five (35) feet whichever is less. Flag poles shall be limited to thirty-five (35) feet in height.

Section 1403. STANDARDS FOR CONDITIONAL USES

Manufacture, Assembly, Cleaning, Testing or Repair of Materials, Goods, Foodstuffs or Products may be permitted as a Conditional Use in the TU District only in accordance with Section 2000.6 and the standards and requirements of Section 1402 and Section 1404.

Section 1404. DESIGN STANDARDS

The following Design Standards of this Ordinance shall, as applicable, govern the uses in the TU District:

1. Access, Highway Frontage and Interior Circulation as required by Section 1706.
2. The Off-Street Parking standards of Section 1707 shall be used as a guide in the determination of the required parking. The Applicant shall demonstrate that sufficient on-street and off-street parking will be available to accommodate the proposed use or uses.
3. Off-Street Loading as required by Section 1708.
4. Landscaping Screening and Buffering, as required by Section 1709.
5. Lighting as required by Section 1711.
6. Open Space, Greenways and Trails as required by Section 1714.
7. Storage as required by Section 1815.
8. Signs as required by Article XIX.

Section 1405. ENVIRONMENTAL IMPACT ASSESSMENT

Any preliminary and final plan application for a proposed subdivision or land development in the TU District shall include an environmental impact assessment report which shall be approved by the Board of Supervisors. Such environmental impact assessment report shall be prepared in accordance with the requirements for an environmental impact assessment provided in Section 1826.