

- (2) The minimum building setback from all lot and right-of-way lines shall be 50 feet except where the subject lot abuts a residential district, in which case the minimum setback from the lot line shall be 100 feet or twice the height of the office or hotel building, whichever is greater.
- (3) The minimum number of parking spaces for office buildings in excess of 2 1/2 shall be one space for each 300 square feet of leasable floor area. The number of required parking spaces for all other uses shall be in accordance with § 607.2 of the this ordinance. If in the opinion of the Board of Supervisors parking proves to be inadequate, a sufficient number of spaces shall be added to alleviate the problem to the satisfaction of the Board of Supervisors.
- (4) The size of the parking spaces within the PC-2 District for each vehicle shall consist of a rectangular area having a dimension of not less than nine feet in width and 20 feet in length. Subject to the discretion of the Board, up to 50% of the parking spaces shall be 10 feet wide. 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, only 18 feet of paving shall be necessary, with the remaining two feet being within the grass median area.  
[Amended 5-11-1998 by Ord. No. 98-07]
- (5) Retail facilities as accessory uses within office buildings or hotels may be permitted on the first floor only. Restaurants as accessory uses shall be permitted on any floor.
- (6) All internal setback requirements for building and parking may be waived, subject to the approval of the Board of Supervisors.

#### 506.6 Minimum lot size.

- a. Lot area of development: six acres.
- b. Minimum lot area: two acres.
- c. Average lot size in development tract: three acres.
- d. Minimum lot width: 200 feet.
- e. Minimum setback from any lot line or right-of-way line (except as provided in § 506.5): 50 feet.

#### 506.7 Maximum lot coverage and building height.

- a. Maximum building coverage: 40%.
- b. Maximum impervious coverage: No lot three net acres or larger shall be covered by more than 65% of impervious surface, including but not limited to principal and accessory buildings, driveways and walkways, and parking areas. Lots three acres or less may have up to 75% impervious coverage.  
[Amended 10-28-1996 by Ord. No. 96-13]
- c. Maximum height of buildings and structures: 2 1/2 stories or 35 feet, whichever is less, except as provided in § 506.5.b.
- d. Minimum parking setback: 25 feet from any property line other than the right-of-way line of a state or Township highway, except as provided in § 506.5. Setback from property lines constituting a right-of-way line of a state or Township highway shall be 10 feet or such greater distance as may be necessary to prevent infringement upon reasonable sight distances as per Township ordinances.

### § 507 PIC Planned Industrial-Commercial District.

**507.1 Purpose.** The purpose of the PIC Planned Industrial-Commercial District is to provide sufficient space in appropriate locations to meet current and anticipated future regional needs for large-site industrial and commercial development appropriate to the community. It is further intended that the PIC District encourage industrial and commercial development that will benefit the community and the region, both economically and aesthetically, by permitting investment in a planned facility that will provide for the location of several plants and/or commercial establishments to insure efficient integration and consolidation of access to existing and planned future roadways and utilities. The requirement for a plan will provide the Board of Supervisors with a means to review proposals and permit the development of those facilities which, in addition to demonstrating a contribution to the community and the region, would incorporate design innovations in buildings and

landscaping that would minimize any adverse impacts on adjacent uses. It is envisioned that these benefits would accrue with the development of a unified tract designed to integrate various, single industrial plants and/or commercial establishments. Any use permitted in this district by right, special exception or condition and described in § 611 of this ordinance is subject to the requirements set forth in § 611.

**507.2** Review procedures. Planned Industrial-Commercial developments shall be subject to the procedures for site plan review and approval established by the Township Subdivision and Land Development.

**507.3** Permitted uses.

- a. 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.
- b. Laboratory for scientific research and development.
- c. Agriculture, except intensive agriculture.
- d. Passenger station for public transportation; electric substations; telephone central office.
- e. Theater (movie or performing) within a permanent building; library, civic or cultural center.
- f. 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.
- g. Restaurant, tearoom, cafe, confectionery or other place serving food or beverages, provided that no curb service shall be permitted.
- h. Automobile court or motel, bowling lanes or other similar place of indoor recreation.
- i. Personal service shop, including barber, beauty salon, shoe repair, tailor, dressmaking, pickup station for laundry and dry cleaning.
- j. 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.
- k. 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, including the showing of samples, sale promotion and demonstration of equipment; provided, however, that no merchandise shall be warehoused on the premises for sale, exchange or delivery thereon, and further provided that nothing herein preclude sale or manufacturers' representatives from arranging for the sale of merchandise manufactured, fabricated or warehoused at, or delivered to, locations outside of PIC Planned Industrial-Commercial District.
- l. 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.
- m. 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.
- n. 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.
- o. Churches.
- p. 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.<sup>[1]</sup>

[1] *Editor's Note: Former Section 507.3.q, regarding regional shopping centers, added 8-5-1996 by Ord. No. 96-06, which immediately followed this subsection, was deleted at time of adoption of Code (see Ch. 1, General Provisions, Art. I).*

**507.4** Permitted accessory uses located on the same lot with the permitted principal uses.

- a. Private parking areas pursuant to § 607.
- b. Signs pursuant to § 606.
- c. Other accessory uses, structures or buildings, provided such are clearly incidental to the principal use.

**507.5** Uses permitted by conditional use.

- a. Shopping centers pursuant to § 605.
- b.
  - (1) Structures over 2 1/2 stories or 35 feet in height up to 65 feet in height may be permitted, provided they are sprinklered according to the provisions of the Uwchlan Township Fire Code, and provided that for each foot in excess of 35 feet, there shall be a corresponding decrease in both maximum impervious coverage and building coverage by 0.7% and provided such height increase does not impinge on the rights of existing or future residents in the community.
  - (2) Public and private wireless communication facilities.  
[Amended 2-22-1999 by Ord. No. 99-04; 10-22-2009 by Ord. No. 2009-04; 10-14-2014 by Ord. No. 2014-03]
- c. Facilities for outdoor recreation, not including shooting or archery ranges, motor vehicle racing or amusement parks.
- d. Any other use as determined by the Board of Supervisors to be the same general character as the permitted uses.
- e. Off-premises outdoor advertising signs, subject to the regulations of § 606.  
[Added 1-24-2000 by Ord. No. 2000-01]
- f. Hospitals.  
[Added 12-9-2013 by Ord. No. 2013-06]
- g. Any legitimate use not specifically provided for in any zoning district and which is not inherently objectionable.  
[Added 12-9-2013 by Ord. No. 2013-06]

**507.6** Uses permitted by special exception.

- a. 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.
- b. Living quarters for a proprietor, building manager, caretaker or watchman, if employed on the premises, as an accessory use within a principal building.
- c. 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.
- d. 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.
- e. Accessory uses not located on the same lot with the permitted principal use.

**507.7** Minimum lot size.

- a. Area: five acres.
- b. Width: 200 feet.

**507.8** Minimum yard dimensions, setbacks and buffers.

- a. Front yard: Minimum of 40 feet, except when an agricultural or residential district is adjacent to the front yard, in which case front yard setback shall be 150 feet minimum in conformance with Subsection e, below.
- b. Each side yard: Minimum of 15 feet, except when an agricultural or residential district or lot containing an occupied dwelling is adjacent to the side yard, in which case the side yard setback shall be 150 feet in conformance with Subsection e, below, on the side thus abutted. On a corner lot there shall be a side yard of not less than 40 feet.
- c. Rear yard: Minimum of 15 feet, except when an agricultural or residential district or lot containing an occupied dwelling unit is adjacent to the rear yard, in which case the rear yard setback shall be 150 feet in conformance with Subsection e, below.
- d. By conditional use. Subject to § 806, the setbacks required when a building abuts a residential or agricultural district or a lot containing an occupied dwelling may be reduced from 150 feet to a distance determined by the Board of Supervisors to be sufficient to allow for proper protection of abutting property and its use but in no case to a distance less than the district normally requires.
- e. In every instance where a setback of 150 feet is required by this section or a reduced setback is approved by conditional use pursuant to Subsection f, below, the said setback shall be improved as a buffer and shall provide on installation a year-round visual screen by a combination of planted berms, fences, walls, coniferous and deciduous trees, shrubs and other plantings. No other structures or signage (excepting underground utilities) shall be permitted within the setback buffer and no parking shall be there located. Impervious surfaces within the setback buffer shall be limited to necessary access drives designed and located so as to minimize the interruption of the visual screen. The following additional requirements shall also be met:
  1. A setback buffer plan prepared and sealed by and over the signature of a registered landscape architect authorized to provide professional services in the Commonwealth of Pennsylvania shall be submitted as an integral component of the application for special exception, conditional use approval, or preliminary subdivision and land development plan approval, whichever is first submitted. The said plan shall comply with the general requirements applicable to preliminary subdivision and land development plan submissions and shall contain sufficient information to determine compliance with this section.
  2. Berms shall be employed whenever the existing topography permits.
  3. Existing mature trees located within the setback buffer shall be preserved using, where necessary, tree wells and/or tree walls and, where preserved, shall be counted toward the satisfaction of the numerical planting requirements of this section.
  4. Where fences and walls are employed to create the mandatory visual screen they shall be not less than eight feet in height (except within clear-sight triangles).
  5. The type, design, location, configuration, materials, and colors of fences and walls shall be responsive to the visual and aesthetic characteristic of the tract and adjoining lands and uses, shall create visual interest from the perspective of adjoining properties, and shall avoid conflict with the character of adjoining uses.
  6. In those areas of the setback buffer improved with an approved fence or wall, there shall additionally be planted on the side of the fence or wall facing the adjoining property: one coniferous tree per 20 lineal feet of buffer, one canopy tree per 30 lineal feet of buffer, one flowering tree per 60 lineal feet of buffer, and one each of deciduous and flowering shrubs (at a ratio of one-to-one) per 30 lineal feet of buffer.
  7. In those areas of the setback buffer not proposed to be improved with a fence or wall, there shall be planted: two coniferous trees, one canopy tree, one flowering tree, and one deciduous or one flowering shrub (at a ratio of one-to-one) per 20 lineal feet of buffer planted generally in a double staggered row so as to achieve a naturalistic effect to the maximum extent consistent with the requirement of providing on installation a year-round visual screen.
  8. Canopy trees shall be of an approved species and not less than three lineal inches in caliper on installation; coniferous trees shall be of an approved species and not less than eight feet in height on installation; shrubs shall

be of an approved species and not less than two feet in height on installation.

9. All plantings shall conform to the most current edition of the "American Standard for Nursery Stock" of the American Association of Nurserymen; shall be typical of their species and variety, have normal growth habits, well developed, densely foliated branches, and vigorous, fibrous root systems; and shall be freshly dug and/or containerized nursery-grown stock, free from defects, injuries, diseases, and pests.
  10. The estimated cost of all proposed setback buffer plantings and structures shall be included in the financial security posted in conformance with Section 509 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10509.
  11. A two-year maintenance and replacement guarantee for all plantings shall be provided to the Township by the landscaping contractor. Following the expiration of the guarantee, all dead and injured plantings shall be promptly removed and replaced by the landowner. All setback buffer plantings and improvements shall be maintained by the landowner.
- f. Notwithstanding the provisions of Subsections 507.8.a through c above, when a lot in the Planned Industrial-Commercial District abuts a lot that is subject to a use or conservation easement or restriction which requires the lot thus abutted to be used for agricultural or open space purposes, the front, rear or side yard buffer setback required by Subsections 507.8.a through c on the side thus abutted may, if approved by conditional use by the Board of Supervisors, be reduced to the greater of 75 feet or three feet for every one foot of building height on the PCID lot (to a maximum setback requirement of 150 feet), even if said agricultural or open space lot contains an occupied dwelling. The provisions of Subsection 507.8.e above shall apply to any front, rear or side yard governed by this Subsection f, but only within the required buffer setback area as approved by conditional use.

#### 507.9 Maximum building coverage and height.

- a. Maximum building coverage: 50%.
- b. Maximum building coverage: Maximum impervious coverage: no lot three net acres or larger shall be covered by more than 65% of impervious surface, including but not limited to principal and accessory buildings, driveways and walkways, and parking areas. Lots three acres or less may have up to 75% impervious coverage.  
[Amended 10-28-1996 by Ord. No. 96-13]
- c. Maximum height of buildings: 35 feet (except as provided in § 507.5b) or 2 1/2 stories, whichever is less.<sup>[2]</sup>  
[2] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).*

### § 508 PCID Planned Commercial Industrial Development Districts.

[Amended 4-8-1996 by Ord. No. 96-04; 9-8-1997 by Ord. No. 97-12]

**508.1 Purpose.** The purpose of the PCID District is to provide for unified and flexible development of a large area of land with a mixture of uses.

**508.2 Criteria for PCID District.** All land to be considered for development within the PCID District and all proposals for development within the PCID District shall comply with the following criteria:

- 1) Areas zoned PCID shall contain a total tract area of at least 275 contiguous acres and have direct frontage on a major highway as defined by the Uwchlan Township Zoning Ordinance.
- 2) All land proposed for development within the PCID District must be in single ownership, or subject to an agreement among all owners to develop pursuant to a coordinated plan.

**508.3 Review procedures.** In order to assure that development of the PCID District complies with the intent of this section, a Master Concept Plan for the tract shall be submitted to the Board of Supervisors in conformance with the following procedure:

- a. An applicant for approval of any development within the PCID District shall initially present a Master Concept Plan that shall, following approval, stand as an official tentative plan, with phased submittals for final approval as development proceeds. The Master Concept Plan shall include the entire tract and shall contain the following information: