

Article X

MUC - MIXED USE COMMERCE DISTRICT

Section 1001 - Intended Purpose

The MUC - Mixed Use Commerce District is designed to promote a compatible combination of light industrial, professional, and commercial uses in an aesthetically pleasing, and planned environment where such uses can complement or support each other and the surrounding environs. It is also the intent of this district to limit the adverse effect of the uses on the existing transportation network and ensure compatibility with the surrounding zoning districts. Attractive buildings and inoffensive processes characterize such uses. To these ends, the Mixed Use Commerce District is intended to discourage and minimize air and water pollution, noise, glare, heat, vibration, fire and safety hazards and other detriments to the human and natural environment.

Section 1002 - Use Standards

Permitted and Conditional Uses in the (MUC) Mixed Use Commerce District shall be subject to the following conditions:

1. Parking, loading or service areas used by motor vehicles shall be physically separated from all streets by a suitable barrier against unchanneled motor vehicle access or egress. All roads, driveways, parking areas and walks shall be paved and maintained in good condition with hard surface materials.
2. Illumination. All illumination shall comply with the requirements of Section 1312.
3. Landscaping and Screening. The entire lot shall be suitably landscaped pursuant to Section 1310 (except for those areas that are covered by buildings or surfaced as parking or service areas). All landscaping and screening shall be properly maintained throughout the life of any use on any lot.
4. All uses within the Mixed Use Commerce District shall be served by a public sewerage system

5. Along each property line which is adjacent to a Residential District or lot in residential use, the owner shall be required to maintain a buffer strip ten (10) feet wide which shall be planted with a hedge, evergreen shrubbery, or approved vegetation to provide appropriate screening against noise, glare, fumes, dust, and other harmful effects. Said buffer strip shall be consistent with any existing vegetation and the permitted use of the adjacent residential property. (See Section 1310)
6. All illumination shall comply with the requirements of Section 1312. When lot lines lie within 35 feet of a Residential District boundary or any lot in residential use, any illumination or floodlighting shall be arranged so there will be no glare of lights on such lot or District boundary line.
7. Any commercial or industrial building, structure or activity must be setback a sufficient distance or mitigated to assure that no noise level exceeds the specified level in decibels at the property line. (See Section 1315)
8. A detailed description of any environmental impacts that are likely to be generated (e.g., odor, noise, smoke, dust, litter, glare, vibration, electrical disturbance, wastewater, storm water, solid waste, etc.) and specific measures employed to mitigate or eliminate any negative impacts. The applicant shall further furnish evidence that the impacts generated by the proposed use fall within acceptable levels, as regulated by applicable laws and ordinance including but not limited to those listed in Article 13 and Article 16 of this Ordinance.

Section 1003 - Permitted Uses

In a Mixed Use Commerce District, no building or premises shall be used and no building shall be erected, which is arranged, intended or designed to be used in whole or in part, for any purpose except those listed below, and all such uses shall be subject to Land Development Plan approval in accordance with the Penn Township Subdivision and Land Development Ordinance and those regulations specified elsewhere in this Ordinance.

1. Business services, such as banks, credit unions, loan companies and other financial institutions, real estate and insurance agencies, offices for utilities; government; medical clinics and facilities; business and professional uses, and veterinary clinics.
2. Plumbing and HVAC, carpentry, electrical, roofing and similar contracting businesses.
3. Newspaper and printing, photocopying, bookbinding, and publishing establishments.
4. Essential services buildings and structures with locational requirements. (see Section 1645)

5. Essential services buildings and structures without locational requirements. (See Section 1645)
6. Retail businesses, such as variety stores, apparel stores, drug stores, grocery stores, eating and drinking establishments with or without the sale of alcohol, liquor stores, music shops, sporting goods stores, and book, stationery, magazine, candy and tobacco shops.
7. Day care centers. (see Section 1614)
8. Personal services, such as barbershops, beauty salons, photographic studios, coin operated laundromats, tailor, dressmaking, and millinery.
9. Dry cleaners, laundries, and laundromats. (see Section 1632)
10. Indoor commercial recreation facilities. (see Section 1620)
11. Hotels and motels. (see Section 1626)
12. Animal hospitals and veterinarian clinics. (see Section 1616)
13. State, county or federal buildings. (see Section 1646)
14. Limited Industrial Uses, involving the manufacturing of (predominately from previous prepared semi-finished or finished materials products or parts), finished materials a products, including processing, fabrication, assembly, treatment, packaging, incident storage, sales, and distribution, as well as the repair of finished products including:
 - a. Alcoholic beverages, tobacco, and similar products
 - b. Ceramics.
 - c. Clocks or watches.
 - d. Electrical appliances.
 - e. Electrical components.
 - f. Farm Machinery Assembly and Repair
 - g. Hand tools.
 - h. Hardware, software for audio-video components, computers, vending machines and video games.

- i. Household appliances.
 - j. Industrial Apparatus, Assembly
 - k. Jewelry and other precious metals.
 - l. Leather and Leather Products (no tanning)
 - m. 'Monument production and sales.
 - n. Musical instruments and sporting equipment.
 - o. Office equipment and supplies.
 - p. Paper products.
 - q. Photographic, lighting, and timekeeping equipment.
 - r. Textiles/apparel products from previously prepared materials.
 - s. Toys or novelties.
 - t. Construction of signs, including painted signs
 - u. .
15. Warehousing, distribution and wholesaling of products, supplies and equipment, including lumber yards, building and construction materials, nursery and garden materials, and farm supply. (see Section 1629.

Section 1004 - Accessory Uses and Structures

The following customary accessory uses and structures incidental to any permitted uses shall be permitted:

- 1. Uses and structures which are customarily associated with the permitted uses:
 - a. Storage buildings.
 - b. Parking and loading areas.
- 2. Uses and structures limited to servicing employees of the any permitted or conditional use allowed in this district and adjacent properties within the district:
 - a. Business services.

- b. Retail businesses.
 - c. Personal services.
 - d. Day care centers.
 - e. Dry cleaners, laundries, and laundromats.
3. Signs, as provided in Article XV of this Ordinance.

E. Section 1005 - Conditional Uses

The following uses and activities may be permitted by Conditional Use upon approval of the Board of Supervisors after a public hearing and recommendation by the Planning Commission. Conditional Uses shall be subject to the requirements specified in Articles XVI and XVIII and elsewhere in this Ordinance:

- 1. Self-service Storage Facility (Mini Warehouse). (see Section 1630)
- 2. Uses which, in the opinion of the Board of Supervisors, are of the same general character as those listed as permitted uses and which will not be detrimental to the intended purpose of this district. In such instances, final approval of the use shall be subject to the functions and procedures as identified in Section 1805 and Section 1820 of this Ordinance.
- 3. Limited Industrial Uses, involving the manufacturing of (predominately from previously prepared semi-finished or finished materials products or parts), finished materials and products, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution, as well as the repair of finished products including:
 - a. Agricultural processing facility means one or more facilities or operations that transform, package, sort, or grade livestock products, agricultural commodities, or plants or plant products into goods that are used for intermediate or final consumption including goods for nonfood use, excluding animal slaughtering, and rendering of animal fats and oils.
 - b. Bedding and Carpet Manufacturing
 - c. Bottling Works
 - d. Concrete products manufacturing
 - e. Cosmetics, toiletries, and pharmaceuticals.

- g. Furniture, cabinets, fixtures, floor and ceiling materials.
- h. Industrial Apparatus Manufacturing
- i. Machine tools.
- j. Manufactured accessory structures or building components
- k. Forging and Manufacture of metal dies and taps.
- l. Motor home or trailer manufacturing
- m. Optical, dental, and medical supplies and equipment.
- n. Scientific, specialized and technical instruments and equipment.
- o. Metal fabrication and sheet metal products.
- p. Wood products – Mechanical Accessory Structures, Build Products and wood milling.

4. Uses which, in the opinion of the Board of Supervisors, are of the same general character as those listed as permitted uses and which will not be detrimental to the intended purpose of this district, final approval of the use shall be subject to the functions and procedures as identified in Section 1804 and Section 1820 of this Ordinance.

Section 1006 – Use Limitations

- 1. All uses shall be provided for in accordance with standards as contained within Article XVI.
- 2. Outdoor storage and display, when accessory to a permitted or conditional use, shall be regulated as follows:
 - (1) Outdoor storage or display shall not occupy any part of the street right-of-way, area intended or designed for pedestrian use, required off-street parking areas, or required front yard, and shall be screened from view from adjoining public streets and residential properties. Screening shall be pursuant to Section 1310 of this Ordinance.

Section 1007 – Lot Area, Lot Width, Impervious Coverage, Building Setbacks, and Maximum Building Height Requirements

Unless specified in the USE SCHEDULE, or in Article XVI, the minimum lot area, lot width, lot coverage, and yard and building setback of not less than the

						e s)
Public Sewer	1 Ac re	150'	60	50' ** **	15' ** **	3 0 , * * * * *	1 5 , * * * * *	* * *
Public Water and Public Sewer	25, 00 0 SF	100'	75	50' ** **	15' ** ** *	3 0 , * * * * *	1 5 , * * * * *	* * *
<p>** Minimum requirement unless specified elsewhere herein</p> <p>*** Unless elsewhere specified in this Ordinance, the maximum building height shall comply with the Uniform Construction Code, as amended.</p> <p>**** Front building setback can be reduced to 25' if parking is located in the rear yard.</p> <p>SF - square feet; FT – feet</p> <p>***** There shall be a minimum side and rear building setback of 50' from any such property line that is adjoining any residential property and/or residentially-zoned property</p>								

Section 1008 - Minimum Off-Street Parking Requirements

Off-street parking shall be provided for in accordance with Article XIV of this Ordinance.

Section 1009 - Minimum Off-Street Loading and Unloading Requirements

Off-street loading and unloading facilities shall be provided for in accordance with Article XIV of this Ordinance.

Section 1010 – Structural Siting and Design

In applying the provisions of this Section, particular emphasis shall be given to the siting and design of all structures.

materials such as textured concrete, masonry stone, brick, finished wood, stucco, metal and glass, preferably a combination thereof. The façade facing a street shall have at least two (2) or more materials named above.

2. The design and siting of the building shall compliment the natural terrain and vegetation of the site.

Street loading and unloading facilities shall be provided for in accordance with Article XIV of this Ordinance.