

ORDINANCE NO. _____

**PART 5
COMMERCIAL DISTRICTS**

504 HIGHWAY MIXED USE DISTRICT (HMD)

A. Intent. The intent of the Highway Mixed Use District is to promote the following:

1. To permit a concentration of retail establishments, commercial offices, and community facilities that may be too large or intensive to adapt to a downtown or village setting;
2. To allow for mixed uses based on historical uses;
3. To encourage the clustering of commercial establishments;
4. To encourage shared development features;
5. To meet minimum standards of health, safety, and welfare by protecting against hazards and nuisances;
6. To provide suitable redevelopment options and to promote sustainability and economic viability of designated mixed use areas within the Township and to preserve the unique character of these neighborhoods.

B. District Regulations. Only uses listed below shall be permitted in the Highway Mixed Use District. All uses must conform to the lot, yard setback, and maximum height requirements stipulated herein, as well as other appropriate requirements of this Chapter.

Permitted Uses	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Lot Size	Minimum width (feet)	Maximum coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
All retail establishments for the sale, service, and rental of goods	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage, yard setback, parking and other	150	30% buildings; 65% total impervious	30	15	30	35
Eating and drinking establishments							
Professional offices							
Business and financial services							
Personal services							
Studios for instruction in music and the performing arts							
Photography studios							
Motor vehicle services and sales							

Bus passenger services	requirements contained in this Chapter						
Commercial parking lots							
Transportation terminals							
Government offices							
Emergency service facilities							
Out-patient medical clinics and offices							
Adult day care centers							
Opticians and optical goods dealers							
Funeral homes/mortuaries							
Self storage facilities							
Essential services							
Customary incidental and secondary uses and structures accessory to the above primary uses.	See primary use above to which it is accessory						
CONDITIONAL USES							
Industrial Uses	See supplemental regulations – “Conditional Use Criteria” § 911						

C. Design Standards

1. Front yard landscaping strips shall be required along the road (see Supplemental Regulations – “Landscaping”).
2. Off-street loading spaces and outdoor storage areas (exclusive of outdoor sales) shall be screened from the roads and adjoining properties (see Supplemental Regulations – “Landscaping”).
3. Shared parking facilities shall be required where applicable (see Supplemental Regulations – “Parking”).
4. On-site lighting of buildings and surrounding areas shall employ hooded or screened fixtures that confine glare to the site, and security lighting should be directed toward the building, rather than the area around it (see Supplemental Regulations – “Lighting”).
5. Speaker and/or public address systems used in external areas shall be designed to keep audible impact at ambient levels.
6. Structures destroyed by fire, flood or other unintentional means shall be permitted to be rebuilt within their original building footprint within 1 year of the structure’s destruction. Thereafter, redevelopment of sites shall conform to all requirements of this chapter.

911: CONDITIONAL USE CRITERIA – INDUSTRIAL USES IN THE HMD (HIGHWAY MIXED USE) ZONING DISTRICT

A. **Intent.** The following conditions are intended to provide for the reasonable reuse and redevelopment of traditionally industrial properties which are located in the HMD zoning district.

B. General Requirements.

1. The property shall contain current industrial uses or buildings, or shall be properties which are vacant whose most recent use was classified as industrial (as listed by Spring Township zoning ordinance, sections 601 and 602).
2. Building setbacks shall conform to those of the HMD zoning district.
3. Maximum impervious coverage permitted on the property shall conform to the limits required by the HMD zoning district. The Board of Supervisors may grant a maximum impervious coverage limit of 75% and a maximum building coverage limit of 50% where it can be shown that such increases will not be detrimental to the public health, safety and welfare.
4. Buffer yards and landscaping shall be required on all redeveloped properties in accordance with Section 804 of the Spring Township zoning ordinance. The Board of Supervisors may reduce these requirements where it can be shown that such reduction will not be detrimental to the public health, safety and welfare.

ORDAINED AND ENACTED into an Ordinance and passed by the Board of Supervisors of Spring Township on this _____ day of _____, 2010.

Spring Township Supervisors

Terry Perryman, Chairman

David Capperella, Vice Chairman

Frank Royer

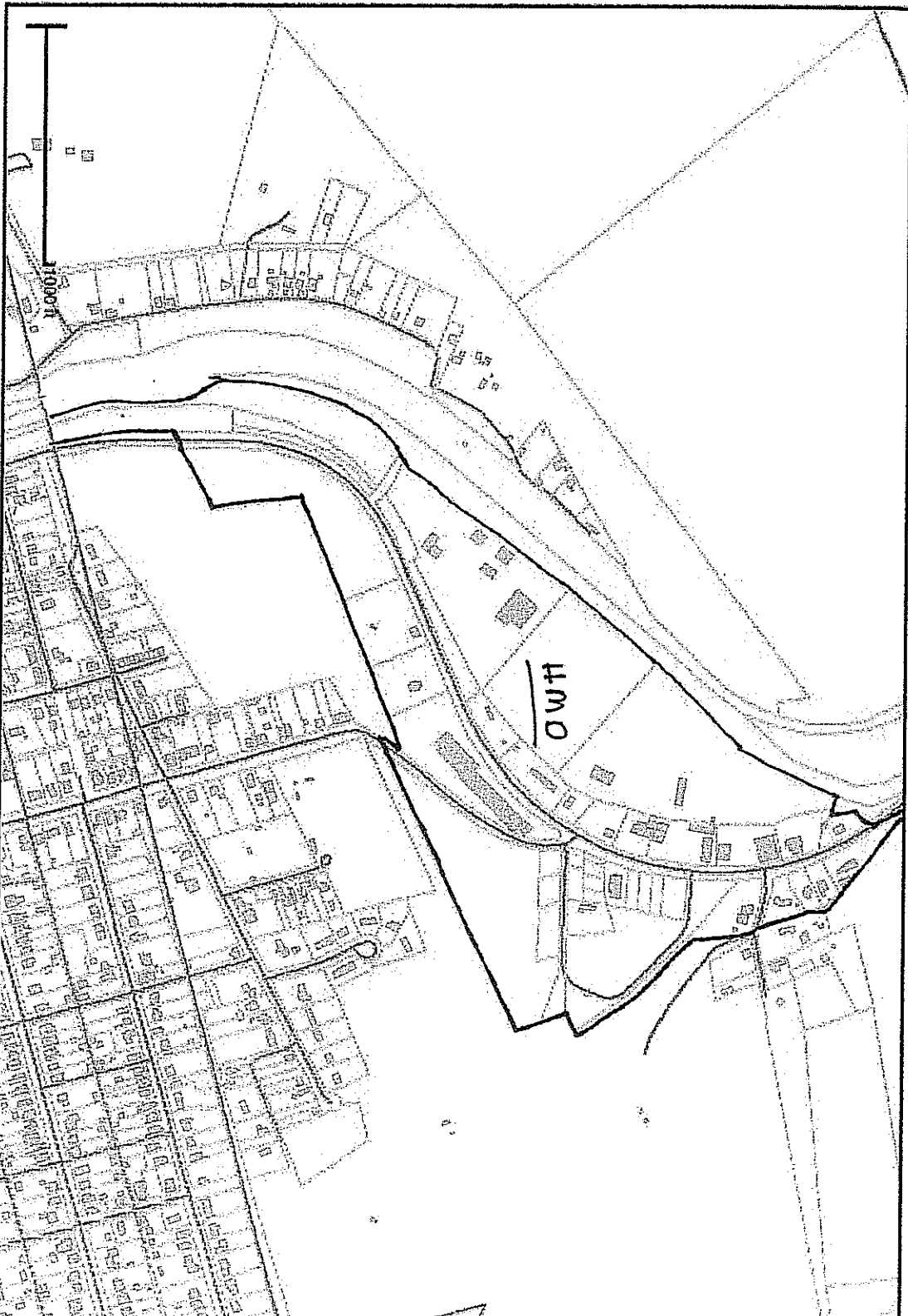
Attest

Legend

Landuse

CATEGORY: SUB-CATEGORY

- 01000 Agriculture
- 02000 Commercial (Heavy Commercial)
- 03000 Commercial (Medium-Density Retail)
- 04000 Commercial (Retail)
- 05000 Commercial (Mixed-Use)
- 06000 Residential (Single-Family Detached)
- 07000 Residential (Single-Family Attached)
- 08000 Residential (Multi-Family Detached)
- 09000 Residential (Multi-Family Attached)
- 10000 Parks
- 11000 Forest
- 12000 Forest (Urban Forest)
- 13000 Forest (Rural Forest)
- 14000 Forest (Wooded Open Space)
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Date Created: **Wednesday 14th of April 2010**
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