

ARTICLE 27 PC-2 PLANNED COMMERCIAL DISTRICT

Section 2700 Purpose

- A. The PC-2 Planned Commercial Districts are intended to provide for convenience commercial uses in the form of coordinated shopping center developments.
- B. A building or structure may be erected or altered to be used either in whole or in part and a lot may be used or occupied for any of the following uses and no other, provided that such uses, buildings, or structures shall comply with such regulations as yard, lot sizes, lot width, building area, heights, impervious surfaces, easements, buffer yards, off-street parking and other requirements as specified by this Ordinance.

Section 2701 Permitted Uses

A. Uses Permitted by Right:

- A1 General Farming
- A2 Nursery
- A4 Forestry
- A7 Agricultural Retail
- A8 Accessory Farm Dwelling
- F2 Emergency Services
- H1 Nonresidential Accessory Building
- H3 Temporary Structure or Use
- H10 Vending Machine

B. Uses Permitted by Conditional Use:

- E28 Specialty Cultural Shopping Center (Maximum site area of 30 acres)
- F1 Utilities
- H11 Personal Wireless Facilities

Section 2702 Area and Dimensional Requirements

- A. All uses shall comply with the area and dimensional requirements listed in this section, unless a greater area or dimensional requirement is stated in Section 405, Use Regulations, for the specific use, in which case the requirements of Section 405 shall apply.

1. All permitted uses:

Minimum lot area	10 acres
Minimum lot width at building setback line	200 feet
Maximum building coverage	30 percent
Maximum impervious surface coverage	50 percent
Minimum yards	
Front	100 feet
Side (both)	100 feet
Rear	100 feet

A highly specialized center with stores dealing in handicraft, art, flowers, household goods, boutiques and antiques. Businesses with more than three retail outlets selling the same merchandise with the same retail concept or store branding, supermarkets, department stores, variety stores, dollar stores, stores selling primarily at discount, and/or service stations are not permitted under this use.

A. Dimensional Requirements:

Maximum site area	15 acres
Minimum site area	5 acres
Minimum front yard setback	50 feet

B. Uses permitted:

1. Except as above restricted, Uses E1 (Retail Stores), E5 (Service Business), E6 (Financial Establishment), and E8 (Eating Place) may be permitted as long as they are in keeping with the spirit of this section.
2. Snack stands and food vendors, operating outside of an enclosed building are permitted.
3. Vending machines located outside of a completely enclosed building shall not be permitted.

C. The largest permitted shop size for a single retail store shall not exceed four thousand (4,000) square feet nor be less than two hundred and fifty (250) square feet. The average size of all stores in the center shall be no more than one thousand five hundred (1,500) square feet.

D. The center shall be planned and designed as a single complex.

E. Special events and outdoor sales - Special events and outdoor sales are permitted no more than six times per year and only in accordance with the following regulations:

1. The outdoor area devoted to temporary outdoor sales shall not exceed twenty (20) percent of the total lot area.
2. Snack stands and food vendors operating outside an enclosed building are permitted. Vending machines located outside an enclosed building are prohibited.
3. Each special event shall last no longer than five (5) days.

F. Parking: five (5) off-street parking spaces per one thousand (1,000) square feet of commercial floor space. Parking for uses E8 and E31 shall be provided as specified for those uses.

G. A Pedestrian Circulation Study shall be required. Pedestrian circulation shall be provided by pedestrian walkways or paths across adjacent streets and connecting to adjoining residential developments and shall be

designed to permit safe passage of pedestrians without interference from vehicular traffic. Such walkways or paths shall be clearly demarcated and shall be constructed in accordance with the most current Pennsylvania Uniform Construction Code and Americans With Disabilities Act standards.

- H. Existing historic structures identified in the survey made by the Heritage Conservancy and maintained by the Buckingham Township Historic Commission shall be retained, rehabilitated and incorporated into the Specialty Cultural Shopping Center use.

E29 Shopping Center

A neighborhood shopping center that is planned and designed as a complex of related structures and circulation patterns.

A. Dimensional Requirements:

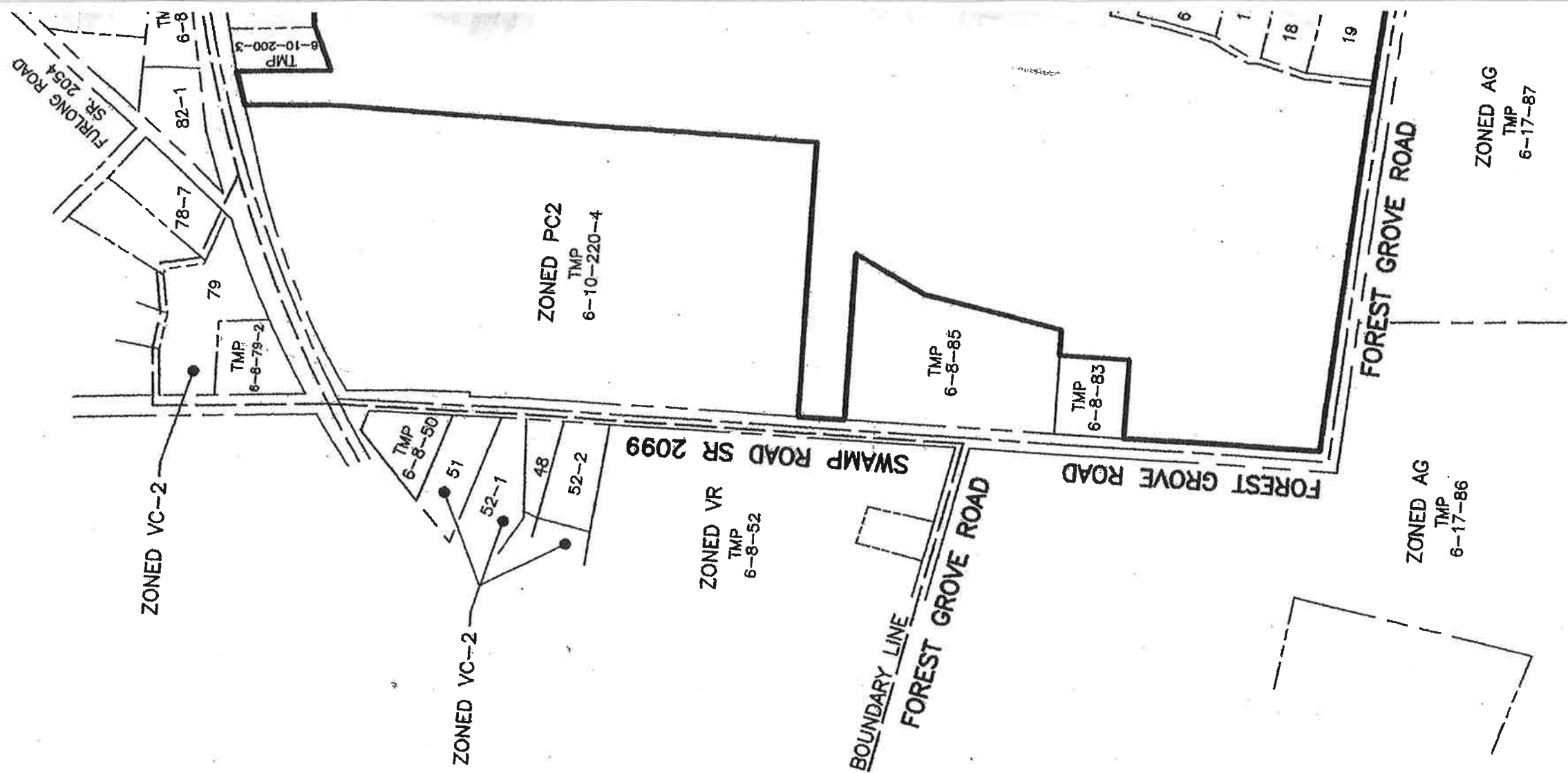
Minimum lot area	10 acres, unless otherwise specified by the district requirements
Maximum building coverage	15 percent
Maximum impervious surface	45 percent

B. Uses permitted in Shopping Center:

D1	Medical Office
D3	Office
C14	Municipal Building
E1	Retail Store
E5	Service Business
E6	Financial Establishment
E8	Eating Place
E10	Tavern
E11	Convenience Store
E12	Repair Shop
E13	Theater
E14	Indoor Athletic Club
F3	Public Transportation Terminal

- C. Building placement. No building or permanent structure, other than a permitted sign, shall be erected within one hundred (100) feet of a street line, or any property line.
- D. No parking, loading, or service area shall be located less than one hundred (100) feet from any property line, including the street line. Parking shall be arranged so that at least 50 percent of the required parking is located to the side or rear of the shopping center buildings.
- E. Parking, loading or service areas shall not be permitted within the required buffer yards.
- F. The proposed development shall be constructed in accordance with an overall plan and shall be designed as a single architectural style, inclusive of appropriate landscaping, that is compatible to the historical and architectural style of the community. Where building pads are proposed that are not connected to the main structure of the shopping center, these shall be shown on the overall plan and shall be integrated with the shopping center so that pedestrians can walk safely to individual buildings without being endangered by vehicular traffic, in accordance with subsection L of this Section.
- G. There shall be NO outdoor storage or display.

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