

SECTION 224 INTERCHANGE ZONE (INT)

224.1. Purpose - The areas identified for this Zone have superior regional vehicular access adjoining the interchange of PA Route 114 and U. S. Route 81. This access affords the opportunity for a wide range of intensive land uses with minimized traffic impact. Local officials view this interchange as a premium regionally-based development site and a “gateway” to the Township. Therefore, its use is reserved for high quality economic development.

Coincident with this interchange are severe development constraints associated with the Conodoguinet Creek and steep slopes. Township officials and residents alike are interested in protecting sensitive environmental conditions like the Conodoguinet Creek, its floodplain, wetlands and steep side banks. Indiscriminate development of this area would conflict with the local goal to protect these natural features.

This Zone provides for intensive development, but only after a detailed site survey of valuable natural/cultural features, and then only when they are protected.

224.2. Permitted Uses

1. Agriculture, subject to the standards listed in Section 201 of this Ordinance;
2. Public and/or nonprofit uses devoted to the preservation and conservation of natural, historical or archaeological resources;
3. Single-family detached dwellings, subject to the standards listed in Section 202 of this Ordinance, except that rural clusters are expressly prohibited;
4. Public and/or nonprofit parks;
5. Public utilities structures excluding communication antennas, towers, and equipment;
6. Forestry Activities (see Section 348); and,
7. Accessory uses customarily incidental to the above permitted uses.

224.3. Conditional Uses (Subject to the requirements of Sections 704 and 224.16. of this Ordinance.)

- 1.A. Offices, provided that each building shall contain at least ten thousand (10,000) square feet, and further provided that any space owned or leased that contains less than ten (10,000) square feet shall have no direct means of exterior access, except emergency access if required;
- 1.B. Banks and similar financial institutions, subject to Section 448, provided that:
 1. There shall be no more than one (1) bank or financial institution per 200,000 square feet of proposed office space.
 2. Each building shall contain at least four thousand (4,000) square feet.
2. Retail sale of office supplies, office furniture, art and drafting equipment, computers and software;
3. Retail photocopy and printing centers, not exceeding five thousand (5,000) square feet of gross leasable floor area;
4. Health care campuses and hospitals (see Section 420);
5. Convention centers (see Section 413);
6. Golf courses (see Section 418);

7. Hotels and related uses (see Section 423);
8. Health and fitness clubs (see Section 419); and,
9. Commercial day-care facilities (see Section 409).

224.4. Required Public Utilities - All conditional uses permitted within this Zone shall require the use of public sewer and public water.

224.5. Minimum Lot Area Requirements - Two acres. See Section 319 for Public Utilities Structures.

224.6. Minimum Lot Width - Two hundred (200) feet. See Section 319 for Public Utilities Structures.

224.7. Maximum Lot Coverage - Sixty percent (60%); however, lot coverage can be increased subject to the requirements of Section 317 of this Ordinance.

224.8. Minimum Setback Requirements¹ (Principal and Accessory Uses)

1. Front yard setback:

Use	Required Front Yard Setback from Local Road	Required Front Yard Setback from Collector Road	Required Front Yard Setback from Arterial Road
Buildings and Structures, Excluding Signs	50 ft.	50 ft.	50 ft.
Off-Street Parking	20 ft.	30 ft.	30 ft.
Off-Street Loading	Not permitted in front yard.	Not permitted in front yard.	Not permitted in front yard.
Outdoor Storage Areas	Not Permitted	Not Permitted	Not Permitted
Outdoor Display Areas	Not Permitted	Not Permitted	Not Permitted

¹See Section 319 for Public Utilities Structures.

2. Side yard setbacks - All buildings and structures shall be set back at least twenty-five (25) feet from the side lot lines. Off-street parking lots, loading areas, and outdoor storage areas shall be set back at least fifteen (15) feet from the side lot lines, unless joint parking facilities are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking facilities;
3. Rear yard setback - All buildings and structures shall maintain a thirty-five (35) foot rear yard setback; off-street parking lots, loading areas, and outdoor storage areas shall be set back at least twenty (20) feet from the rear lot line;
4. Building separation setbacks - For multiple buildings contained on the same lot, there shall be provided a minimum of twenty-five (25) feet between the closest points of such buildings; and,
5. Residential buffer strip - Any lot adjoining land within a residential zone shall maintain a thirty-five (35) foot setback for buildings, structures, and off-street

loading areas, and a twenty-five (25) foot setback for off-street parking lots from the residentially-zoned parcels.

- 224.9. Maximum Permitted Height** - Sixty (60) feet, provided that for each one (1) foot above thirty-five (35) feet, there shall be an additional two (2) feet of required setback from all property lines.
- 224.10. Signs** - Signs shall be permitted as specified in Section 313 of this Ordinance.
- 224.11. Screening** - A visual screen must be provided along any adjoining lands within a residential zone, regardless of whether or not the residentially-zoned parcel is developed.
- 224.12. Landscaping** - Any portion of the site not used for buildings, structures, parking compounds, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. A minimum fifteen (15) foot landscape strip shall be provided along property lines.
- 224.13. Waste Products** - Storage of industrial waste materials shall not be permitted, except within an enclosed building. Dumpsters used for domestic garbage may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads or properties. Such dumpsters shall not be used for industrial wastes. All dumpsters shall be set back twenty-five (25) feet from all lot lines and fifty (50) feet from any adjoining residentially-zoned property. All trash dumpsters shall be located within a side or rear yard, screened from adjoining roads or properties, and completely enclosed within a masonry or fenced enclosure equipped with a self-latching door or gate. All uses shall comply with Section 302.4. of this Ordinance.
- 224.14. Outdoor Storage** - No outdoor storage is permitted.
- 224.15.** All uses permitted within this Zone shall also comply with all applicable General Provisions in Article 3 of this Ordinance.
- 224.16. Conditional Use Review** - In addition to the general conditional use requirements of Section 704, and any specific requirements listed per use in Article 4, the following requirements shall apply to all conditional uses permitted within this Zone:
1. **Delineation of Natural and Cultural Features** - As part of the site planning process, the applicant shall be required to prepare a detailed natural and cultural features inventory of the site. Qualified experts must identify, describe and plot each of the following found on the proposed site:
 - 100-year floodplains;
 - steep slopes (greater than fifteen percent [15%]);
 - wetlands, streams, ponds, or other water bodies;
 - sinkholes, caves, vistas, or other significant geologic features;
 - threatened or endangered species habitats;
 - archaeological resources;
 - historic resources; and,
 - significant stands of mature trees.

Once identified, the applicant shall furnish expert testimony as to how these features will be protected during, and after, development of the site. Should any such features be proposed as common open space, they shall be governed by Section 316 of this Ordinance; and,

2. Vehicular Access - Vehicular access shall be regulated by Section 308.2. of this Ordinance.