

Part 10

BOR – Business – Office – Residential District

§1001. Intended Purpose. The BOR – Business-Office-Residential districts are intended to provide a suitable environment whereby specific commercial businesses and professional offices can be mixed with residential uses without undue harmful effects to such residential uses. A range of options provides flexibility and innovation by permitting specific styles of mixed-use communities: conservation design subdivisions, and retirement communities.

§1002. Permitted Uses. Buildings or land in the BOR district shall be used for one (1) or more of the following uses and /or community arrangements. No adult-oriented businesses shall be permitted in the BOR district as defined in Part 2.

Residential Uses:

1. Conservation design subdivisions in accordance with Part 17.
2. Family care facility in accordance with Section 2004.
3. Group home in accordance with Section 2004.
4. Long-term care nursing and personal care centers in accordance with Section 2006.
5. Multiple family dwellings in accordance with Section 2008.
6. Rooming and boarding houses in accordance with Section 2010.
7. Single family attached dwelling units in accordance with Section 2011.
8. Single family detached dwelling units.
9. Single family semi-detached dwelling units.

Office Uses:

10. Administrative and support services.
11. Banks and financial institutions.
12. Finance and insurance offices.
13. Home health care services.
14. Information services and data processing.
15. Offices of physicians, dentists, and other health practitioners.
16. Outpatient care centers.
17. Professional, scientific, and technical services and offices.
18. Medical and diagnostic laboratories.
19. Real estate offices.
20. Social assistance offices.

Public/Utility Uses:

21. Electric transmission and distribution facilities, including substations and public utility uses and facilities and excluding material and truck storage in accordance with Section 2038.

22. Municipal, county, state, and federal buildings and facilities in accordance with Section 2038.

23. Public libraries and community activity buildings in accordance with Section 2038.

24. Public transit support activities.

25. Telecommunications structure in accordance with Section 2039.

Institutional Uses:

26. Business schools and computer and management training in accordance with Section 2038.

27. Churches and similar places of religious worship in accordance with Section 2038.

28. Day care centers in accordance with Section 2033.

29. Elementary and secondary schools in accordance with Section 2034.

30. Junior colleges, colleges, universities and professional schools in accordance with Section 2038.

31. Schools for fine arts and language in accordance with Section 2038.

32. Technical and trade schools in accordance with Section 2038.

Recreational Uses:

33. Public park, recreational areas and greenways.

34. Indoor and outdoor recreation facilities, with the exception of outdoor shooting ranges and race tracks.

Innovative Communities:

35. Continuing care retirement community in accordance with Section 2003.

Accessory Uses:

36. The following accessory commercial uses shall not occupy more than three thousand, five hundred (3,500 sq.ft) square feet of space (excluding food preparation areas, storage, lavatories, hallways, and utility rooms) or thirty (30) percent of the total gross building area, whichever is lesser, within a building occupied by one (1) or more of the permitted uses listed above. Adult-oriented businesses shall not be permitted in BOR districts.

A. Banks and financial institutions.

B. Clothing and clothing accessories stores.

C. Fitness and recreational sports centers.

D. Florists, office supplies, stationery and gift stores, used merchandise stores, antiques and collectibles, pet supply stores, and art dealers.

E. Food and beverage stores.

F. General merchandise stores.

G. Optical goods stores.

- H. Personal care services.
- I. Photofinishing services.
- J. Restaurants.
- K. Sporting good, hobby, book, and music stores

37. Customary accessory uses and buildings incidental to any permitted uses in accordance with Part 21, including:

- A. Accessory parking lots and structures.
- B. Drive through facilities in accordance with Section 2040.
- C. No-impact home-based business, in accordance with Section 2041.
- D. Private garages, playhouses, garden houses or green houses not used for commercial purposes.
- E. Private swimming pools.
- F. Professional and other home occupations.

§1003. Special Exception Uses. The following uses shall be allowed subject to Part 26 herein. Accessory uses shall be allowed in accordance with Section 1002.37.

- 1. Ambulance services in accordance with Section 2037.
- 2. Hospitals in accordance with Section 2035.

§1004. Bulk and Area Regulations.

1. The following table provides the bulk and area standards for residential and non- residential land uses:

Bulk and Area Dimensions Table

Standard	Single Family Detached	Single Family Semi-Detached	Single Family Attached*	Multiple Family	Principal Non-Residential Building
Minimum Tract Area (sq.ft.)	N/A	N/A	40,000 sq. ft.	40,000 sq. ft.	15,000 sq. ft.
Maximum Dwelling Units Per Acre	5	8	10	12	N/A
Minimum Lot Area per Dwelling*** (sq.ft.)	8,000 sq. ft.	5,000 sq. ft.	2,200 sq.ft.	N/A.	N/A

Standard	Single Family Detached	Single Family Semi-Detached	Single Family Attached*	Multiple Family	Principal Non-Residential Building
Minimum Lot Width	65'	40'	22' interior units, 32' exterior units	N/A	150'
Minimum Yard Setback**					
Front	30'	30'	25'	25'	25'
Side	8'	10'	10'	20'	10'
Rear	30'	30'	25'	25'	25'
Maximum Building Coverage	N/A	30%	35%	20%	35%
Maximum Lot Impervious Coverage	40%	45%	50%	45%	80%
Minimum Vegetative Coverage	60%	55%	50%	55%	20%

*Limited to a maximum of eight (8) dwelling units per building or row of attached single family units.

**Interior yards and/or building spacing for tracts or lots with more than one building shall be provided in accordance Section 2106.7.

***Standard applies to any and all forms of ownership.

2. Height regulations. Height of principal building shall not exceed forty-two (42') feet in accordance with Section 2104, except the height of any building may exceed forty-two (42') feet in height by one (1') foot for each additional foot by which the width of each yard exceeds the minimum yard regulations of the district; however, under no circumstances shall the height exceed four (4) stories or a maximum of fifty-five (55').

3. Buffer yards for non-residential structures: Buffer yards shall be required for any non-residential structure when abutting a residential use or district in accordance with Section 2106.5.

§1005. Landscaping Plan. For office and institutional uses a landscaping plan for the entire tract shall be required. A landscape architect licensed by Commonwealth of Pennsylvania shall be retained to complete such a plan to ensure the proper species, use and arrangement of plant materials. All areas of the development not covered by impervious surfaces shall be landscaped and maintained with suitable ground cover and plants. Existing vegetation is encouraged to be preserved for landscaping purposes.

1. Earthen berms may be incorporated into the landscaping plan along public street frontage and along property lines abutting existing dwellings. Earthen berms shall have a maximum height of five (5) feet and a maximum slope of four (4) feet horizontal to one (1) foot vertical.

2. Landscaped areas shall be continually maintained by the landowner. Care, grooming, and replacement of plants shall be included as part of the required maintenance. Failure to adequately maintain landscaped areas shall be subject to a citation issued by the Township.

3. Buffers and screens shall be in accordance with Section 2106.5 herein.

§1006. Off-Street Parking Requirements. Off-street parking shall be provided in accordance with the provisions of Part 23 of this Chapter.

§1007. Signs. Signs shall be in accordance with Part 24 of this Chapter.