

**COMMERCIAL RESIDENTIAL TRANSITION (CRT) DISTRICT AMENDMENT
TO ORDINANCE #765, THE TOWNSHIP OF NORTH HUNTINGDON**

WHEREAS, In March, 2000 the Township of North Huntingdon Board of Commissioners enacted a Comprehensive Plan, and;

WHEREAS, within that plan, it recommended the creation of a transitional commercial-residential zoning district to provide for opportunities for small business development in areas of the Township that currently have a mixture of residential and commercial land uses and zoning,

THEREFORE, this ORDINANCE is enacted as an amendment to Ordinance #765, the Township of North Huntingdon Zoning Ordinance to provide for a new zoning district of Commercial Residential Transition District (CRT) which shall also replace the existing C-2, Limited Commercial District, in the Ordinance.

A. Purpose. The purpose of the Commercial-Residential Transition District is to provide for the location of small, low impact retail, service and office uses within residential areas. Characteristics of this district generally include a mixture of land uses, both conforming and non-conforming, where existing homes or vacant land is less suitable for residential purposes due to its proximity to existing commercial development and changing traffic patterns. Areas of the Township that are exclusively residential in nature are not conducive to this zoning district. The intent of the district is to protect established residential neighborhoods from the type of land uses associated with high levels of noise, illumination, traffic and visual blight that are more common in more intense commercial districts, while encouraging the convenient placement of such commercial uses for the benefit of the residents in locations compatible with the type and impact of the use.

B. Review procedures. In order to assure the satisfactory and proper development of the Commercial-Residential Transition District, all uses shall be reviewed as follows:

- (1) Land development plans shall be required for all commercial use applications that will be developed under the Commercial-Residential Transition District guidelines for the first time and for any expansion/addition of five hundred (500) square feet or more onto a commercially used property. Such plans shall be submitted and processed according to the procedures and requirements established in Ordinance #1011 regulating Subdivision and Land Development.
- (2) In addition to other requirements stated in this ordinance and in Ordinance #1011, Subdivision and Land Development, development proposals must include

the following information: the overall development scheme, including location, proposed site layout, existing zoning, parking facilities, all adjacent highways and streets and alleys with traffic flow patterns; a list of the kind of establishments to be located on the site and their floor areas; architectural sketches; landscaping plans; lighting plans; and engineering plans showing proposed methods of water runoff control with a stormwater management plan, an erosion and sedimentation control plan and architectural elevations of the structure, including the design of the exterior wall surfaces and the types of materials to be used. The land development plan must include a current survey for the property. Submitted plans must bear the certification of a registered professional engineer, architect or land surveyor.

C. Permitted uses, Conditional Uses and Special Exceptions

Permitted Uses:

1. Single Family Home
2. Low Rise Multi-Family Dwellings
3. Accessory Building and Structures
4. Essential Services, Facilities and Institutions (Not Service Yards or Offices)
5. Farmer, Livestock/Poultry (Section 811)
6. Farms: Agriculture
7. Home Occupation
8. Municipal Buildings
9. Public Parks, Playgrounds and Other Recreation
10. Commercial/Office/Service Uses per Table 1

Listed below are those retail, office and service businesses that are permitted uses in this district. In order for these uses to be considered permitted uses, the traffic generated by those uses must be no greater than the traffic generation created by a single-family home, considering the size of the parcel in which the commercial use is located.

Description of this Table:

Column 1: Uses, as defined by this Ordinance

Column 2: The maximum number of square feet permitted, per total acreage of the site for the use. This figure has been

calculated by determining the total trip generation created on the site (according to Trip Generation. Institute of Transit Engineers) if it were developed as an R-2 residential development plan, multiplied by a factor of 80% to account for required roads and infrastructure.

Example:

An applicant proposes a medical/dental Office is on a 2 acre site/ The maximum amount of square footage for the medical/dental office would be 2,412 square feet as a permitted use, which is equivalent to the trip generation for a 2 acre R-2 housing plan.

Table 1

Column 1	Column 2	
USE	MAXIMUM ALLOWANCE PER ACRE OF SITE AREA HOUSING PROPOSED COMMERCIAL USE	UNIT OF MEASUREMENT
Day Care Center	403	Square Feet
Nursing Home	12	Beds
Office Building - Single Tenant	3040	Square Feet
Office Building - Medical/Dental	965	Square Feet
Restaurant (No sales of liquor and no drive thru)	280	Square feet
Pharmacy (No drive thru)	340	Square feet
Convenience Store (Open no more than 16 hours per day)	100	Square Feet
Specialty Retail	800	Square Feet
Financial Institution (No drive thru)	240	Square Feet

Bed and Breakfast	3	Guest rooms
Barber and Beauty Shops	640	Square Feet
Real Estate, Insurance and Travel Agencies	640	Square Feet

Table 2
Conditional Uses

USE	MAXIMUM ALLOWANCE PER ACRE OF SITE AREA HOUSING PROPOSED COMMERCIAL USE	UNIT OF MEASUREMENT
Day Care Center	806	Square Feet
Nursing Home	24	Beds
Office Building – Single Tenant	6080	Square Feet
Office Building – Medical/Dental	1930	Square Feet
Retail Nursery Garden Center (no outside storage of landscape materials)		
Restaurant (No sales of liquor)	560	Square feet
Pharmacy (No drive thru)	680	Square feet
Convenience Store (Open no more than 16 hours per day)	200	Square Feet
Specialty Retail	1600	Square Feet
Financial Institution (No drive thru)	480	Square Feet
Bed and Breakfast	6	Guest Rooms
Barber and Beauty Shops	1280	Square Feet
Real Estate, Insurance and	1280	Square Feet

Travel Agencies		
Barber and Beauty Shops	1280	Square Feet
Retail Nursery Garden Center	889	Square Feet

D. Lot and area requirements.

The following dimensions unless specified otherwise, are the minimum requirements for the approval of uses within the District.

(1) Front Yard Depth Minimum 50 feet minimum.
If both adjacent dwellings have a front yard less than 50 feet deep, the minimum front yard depth is then the greater of the two adjacent yard depths.

(2) Rear Yard Depth 30 feet Minimum

(3) Side Yard Depth 10 feet for each side yard

(4) Building Coverage 50% Maximum

(5) Building Height 24 feet

7. All multiple dwelling units shall comply with the standards and criteria for the R-1A Multiple Family Residence District (Section 503.3).
8. Applications for approval for uses in the Commercial Residential Transition (CRT) District shall follow the procedure for site plan review as required in the Land Development and Subdivision Ordinance.

F. Conditional use approvals. Every conditional use permit shall be conditioned upon the proposed development fully complying with all requirements of this ordinance and where applicable, Ordinance #1011, Subdivision and Land Development. The violation of any condition contained in a conditional use permit shall be a violation of this ordinance.

(1) Conditional use standards. No application for a conditional use permit shall be approved unless the North Huntingdon Township Board of Commissioners shall specifically find the proposed conditional use appropriate in the location for which it is proposed. This finding shall be based on the following criteria:

(a) The proposed use shall be in harmony with the general purposes, goals, objectives and standards of the North Huntingdon Township Comprehensive Plan, this ordinance or any other plan, program, map or ordinance adopted, or under consideration pursuant to official notice, by the Township.

(b) The use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites, or rights-of-way or other matters affecting the public health, safety and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of the Comprehensive Plan, this ordinance or any other plan, program, map or ordinance adopted, or under consideration pursuant to official notice, by the Township.

G. Performance standards and criteria for approval of conditional uses.

(1) Lot and area regulations. The following dimensions, unless specified otherwise, are the minimums required for approval of conditional uses within the district. All uses shall be governed by the applicable requirements specified elsewhere in this ordinance .

(2) No application for issuance of a conditional use permit shall be approved unless the Board of Commissioners shall find that, in addition to complying with each of the general standards enumerated above, each of the specific standards applicable to the particular uses enumerated in this this Ordinance are met.

(a) Required front yard.

[1] Parking shall be discouraged in the front yard area where feasible, unless adequate landscaping and plantings are provided for a depth of ten (10) feet along the right-of-way. Landscaping design shall contain a mixture of ground cover or grass, trees and shrubs and shall be reviewed by the Planning Commission. A recommendation on the same shall be forwarded to the Board of Commissioners.

[2] Access drives and handicapped access parking spaces may be located in the front yard area.

[3] Outdoor storage or display of materials or products is prohibited, except for display of ornamental flowers beds and plants for a garden center.

[1] Accessory buildings with a gross floor area up to and including two hundred (200) square feet may be located within five (5) feet of an interior lot line and fifteen (15) feet of the rear lot line.

[2] Accessory buildings with a gross floor area between two hundred one (201) and five hundred (500) square feet shall maintain the side and rear yard setbacks of this district.

[3] Accessory buildings larger than five hundred (500) square feet are not permitted.

(e) Landscaping and plantings.

[1] A landscaped periphery shall be provided and maintained for a depth of ten (10) feet along the side and rear property lines, except where natural or physical barriers exist that are determined by the Board of Commissioners to fulfill the landscaping requirement.

[2] The landscaping shall be composed of plants and trees arranged to form both a low-level and a high-level landscaping arrangement. The high-level screen shall consist of trees planted with specimens of no less than six (6) feet in height for evergreens and one-and-one-half-inch caliper for ornamental trees. The same shall be planted at intervals of not more than ten (10) feet. The low-level screen shall consist of shrubs or hedges planted at an initial height of not less than two (2) feet.

[3] A landscaped area adjacent to the main building(s) shall also be provided for a minimum of ten (10) feet in width from the building. A mixture of grass or ground cover, shrubs and trees of specimen quality shall be located in the landscaped area. Shade trees may be planted up to twenty (20) feet apart, ornamental trees up to ten (10) feet apart and shrubs up to five (5) feet apart. These are minimum standards. Trees and shrubs shall be interspersed, unless otherwise recommended/approved.

[4] All areas not covered with impervious surface or buildings shall be landscaped.

[5] Artificial plants are prohibited.

[6] Adequate consideration shall be given to sight distance during review of both plant material and its location.

(f) Off-street parking and loading.

[1] The supplemental regulations of Ordinance #765 dealing with off-street parking and loading, are applicable, although, in the event of conflicting provisions, the more strict regulation shall apply. All off-street parking and loading areas shall be screened from any abutting property zoned residential or used for residential purposes. Screening shall be accomplished by the placement of adequate earth berms or solid fences, constructed of wood or masonry (plain concrete block or cinder block are prohibited) and plantings or the provision and maintenance of solid plantings in the form of contiguous trees and shrubs.

[2] Outside refuse areas shall be screened with solid fences constructed of wood or masonry (plain concrete block or cinder block are prohibited) at a height sufficient to obstruct sight, but not to exceed eight (8) feet in height. Refuse areas may not be located in setback areas.

[3] Each parking space shall consist of not less than an average of one hundred sixty-two (162) square feet of usable area for each motor vehicle, excluding interior driveways and driveways connecting the garage, or parking space, with a street or alley. Notwithstanding the above, all parking spaces shall be ample in size for the vehicles for which use is intended. The net parking space per vehicle shall be not less than nine (9) feet wide and eighteen (18) feet long. Such outdoor parking space shall not be used to satisfy any open space requirements of the lot on which it is located.

[4] Parking spaces may be located on a lot other than that containing the principal use, as a conditional use

[5] Surfacing. Any off-street parking area shall be graded for proper drainage and shall be surfaced so as to provide a durable and dustless surface, such as concrete or bituminous concrete surface, and shall be so arranged as to provide for orderly and safe parking and storage of vehicles.

[6] For other uses that do not fit into one (1) of the categories listed in determination of the appropriate parking space requirements shall be made by the Planning Commission.

[7] Off site parking spaces may be located on a lot other than that containing the principal use as a conditional use.

(g) Loading and unloading space. In addition to the off-street parking space required above, any building erected, converted or enlarged for any nonresidential use shall provide adequate off-street areas for loading and unloading of vehicles. Uses that require pickup and/or delivery service by tractor-trailers shall not schedule pick up and/or delivery service by such vehicles between the hours of 6 a.m. and 9 a.m. or 4 p.m. to 7p.m. All uses shall provide a minimum size loading space twenty-five (25) feet in depth and ten (10) feet in width. Minimum overhead clearance shall be fourteen (14) feet.

H. Architectural standards.

(1) Development character. The Commercial-Residential Transition District includes existing residential neighborhoods. The architectural character of projects developed within this corridor for new buildings shall preserve this residential quality and respect the residential scale through the appropriate massing and scale of proposed buildings, materials use, landscaping and lighting. A residential character is the goal for developments within this district that will blend with the existing residential neighborhoods and preserve qualities of them. This character will be achieved by using basic guidelines defining height restrictions, materials use, roof treatment, landscaping, site lighting and signage requirements. Those basic guidelines will permit individual flexibility in design and treatment of proposed projects by specifying critical parameters.

(2) Design guidelines. To ensure that office/commercial projects within the district reflect a desirable image of this district of North Huntingdon , the following architectural guidelines shall be incorporated into the district standards:

(a) Material use. All principal and accessory structures shall be constructed primarily of a brick, stone, stucco, fireproof precut stucco or clay tile material and architectural wood siding. Colors and materials shall be compatible with the

adjacent residential areas in design and appearance, and additions to structure shall be architecturally compatible with the structure itself.

(b) Glazing. Glazing areas shall not exceed forty percent (40%) of the exterior skin of the structure. Mirrored glazing is not permitted within the district; solar absorption/reflective glazing is an acceptable material.

(c) Screening. All mechanical equipment (H.V.A.C.) shall be screened from public view and constructed using materials consistent with the primary building.

(d) Accessory structures. All accessory structures shall be constructed using materials consistent with the primary building.

I. Exterior light standards.

(1) Purpose. To allow for the safety and security of a site without disturbance to adjacent property owners or the motoring public, lighting regulations are provided. A lighting plan with fixture type and manufacturer's data shall be provided.

(2) Definitions. As used in this section, the following terms shall have the meanings indicated: CUTOFF -- The point at which all light rays emitted by a lamp, light source or luminaire are completely eliminated (cut off) at a specific angle above the ground. FOOTCANDLE -- A unit of illumination produced on a surface, all points of which are one (1) foot from a uniform source of one (1) candle.

(3) Standards.

(a) All parking areas, driveways and loading areas, entryways and pedestrian paths shall be provided with a light system that shall furnish a minimum of zero and five-tenths (0.5) footcandles within any part of such areas. Vertical cutoff lighting is preferred, although alternative lighting systems may be proposed that do not cause a spillover of lighting onto traffic on any public right-of-way or onto residential property of more than zero and two-tenths (0.2) footcandles.

(b) Mounting heights of lighting fixtures may not exceed sixteen (16) feet. Where raised islands are used to separate parking stalls, the poles may be placed on the island.

(c) At the time any exterior lighting is installed or substantially modified and whenever a site plan approval is sought, an exterior lighting plan shall be submitted to the Planning and Zoning Department in order to determine whether the requirements of this section have been met.

Performance Standards

Notwithstanding any other provision of this Ordinance, it shall be unlawful for any person to erect, or construct any building or improvement, or any part thereof, on a site located in a CRT district and located to a parcel located in a residentially zoned district unless all the following conditions are met:

1. No mechanical venting faces any residential use;
2. No mirrored or reflective glass or material is used on the façade of the building, structure, or improvement, which faces any residential use;

3. No loading dock faces any residential use (except for non-corner lots and lots separated by an alley or other right-of-way;
4. No deliveries shall be received, and no loading or unloading shall be permitted prior to 7:00 AM or later than 8:00 PM, unless the deliveries, loading or unloading operation is conducted entirely within an enclosed structure, or the deliveries, loading or unloading are conducted exclusively from a public right-of-way that is not adjacent to a residential zone.
5. All commercial refuse bins shall remain closed at all times
6. The employees, agents, associates or contractors of a business shall not engage in conduct or activity which substantially or unreasonably disturbs the peace and quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitivity residing in the area during non-business hours. The factors which shall be considered in determining which activity described above violates this requirement are:
 - (a) The volume of this noise;
 - (b) Whether the nature of the noise is usual or unusual;
 - (c) Whether the nature of the noise is natural or unnatural;
 - (d) The proximity of the noise to the residential sleeping area;
 - (e) The time of day or night the noise occurs;
 - (f) The duration of the noise;
 - (g) Whether the noise is recurrent, intermittent, or constant
7. Based upon the above the Zoning Officer shall make a determination and take any necessary action for enforcement of these provisions under the authority of this Ordinance.

NEW DEFINITIONS to ARTICLE 2

SPECIALITY RETAIL: An establishment devoted exclusively to the sale of distinctive, high quality merchandise, including one or more of the following: art and photography galleries or studios;

antiques; books; boutique items; candles; candy; cards and stationary; cut and dried flowers; gifts; handicrafts; homemade and gourmet food and baked items; ice cream parlors; interior decorator items; leather goods; men's ladies' and children's apparel; pipes and tobacco; and shops of a similar nature

RETAIL NURSERY GARDEN CENTER:

An establishment devoted to the sale of plants, plant supplies and materials, but not the sale or display of landscaping materials stored on the outside of the structure, such as soil or mulch. The display of plants for sale in a landscaped display of flowers, shrubs and trees is permitted.

AMENDMENTS TO THE OFFICIAL ZONING MAP

- A. All properties and areas of land identified on the Official Zoning Map of the Township of North Huntingdon that are currently zoned C-2, as listed in this ordinance, are hereby designated as CRT (Commercial Residential Transitional), with the provisions of this ordinance applicable for all new development on those parcels.

REPLACEMENT OF C-2 ZONING DISTRICT IN THE TEXT OF ORDINANCE #765

1. All references and notations to the C-2 Limited Zoning District shall be replaced by CRT, Commercial Residential Transition District,
2. Table ____ shall remove in its entirety all references to the C-2 Zoning District