

Proposed Use Type	New Definition Proposed (Y/N)	Currently in Zoning Ordinance	Notes
Adult/child day care.	Yes for Adult Day Care	AAA District AAA-AT District AAA-AQ1 AA Institutional District	New definition proposed for Adult Day Care. Existing Definitions for different categories of child day care
Agricultural.	No	No	No existing definition
Athletic Club.	Yes	No	
Automatic Self-Service Laundry.	Yes	B1 B2 Shopping Center District Industrial	<ul style="list-style-type: none"> • B1 & B2 permit hand laundry
Bank/Financial Institution.	Yes	B1 B2 Shopping Center District	
Banquet hall, conference center.	Yes	Shopping Center District	Text refers to ..."assembly hall, or community building, indoor recreational establishment"
Bar or tavern.	Yes (part of definition for restaurant)	B1 B2 Shopping Center District	Permitted as restaurant Currently proposed as part of definition for restaurant, should these be separated?
Bed-and-Breakfast inn and house.	Yes	Historic Resources Overlay	
Car wash.	Yes		Not explicitly mentioned in zoning ordinance
Commercial school.	Yes	Industrial Limited Industrial	Trade or Professional Schools are permitted in the Industrial and Limited Industrial Districts
Community Recreation Center.	Yes	Institutional District	Community Building also permitted in Shopping Center District
Convenience store.	Yes		Prohibited in Cluster Residential District
Dry cleaning.	No	Shopping Center District Industrial	No definition currently proposed and not included in Automatic Self Service Laundry definition or an existing definition in the ZO

Life Care Facility*	Yes	Institutional District	Group Home and Personal Care Home Already Defined *Change in term from 3/2/21 PC meeting
Fast-food restaurant.	Yes	See restaurant	
Funeral homes.	Yes	No	
Gallery and museum.	Yes	Institutional District Historic Resources Overlay	
Gasoline Station.	Yes	B2	We agreed to eliminate “service” from the use title but it is referred to as “gasoline service station” in the ZO
General manufacturing, industrial, or processing.	No	Industrial Limited Industrial	Not explicitly defined in ZO
Golf Club	Yes	AAA District AAA-AT District AAA-AQ1	
Group quarters (including group homes, boardinghouses, rooming houses, and dormitories).	No	Institutional District B1 B2	Group home already defined but doesn't seem to include dorms etc.
Grower/Processor	No	Industrial	Current definition in ZO is specific to medical marijuana facilities
Home Occupation and Professional Home Office.	No	Historic Resources Overlay No Impact Home Based Business	No impact home based business is already a defined term
Hospital.	Yes	Institutional District	
Hotel/Motel	Yes	B1 B2	
Indoor amusements.	Yes	B2 Industrial	“Billiard room, bowling alley or other place of amusement...”
Medical Office. (not explicitly separate from general office)	Yes	B1 B2 Shopping Center District Industrial Limited Industrial	
Mobile homes (in mobile home parks).	No	Multiple Use Residence District	Already a defined term

Motor Vehicle sales.	Yes	B1 B2	
Multiple dwelling.	No		Multifamily Apartment Development/Multiple Dwelling/Multifamily Apartment Dwellings are defined terms
Office (includes professional office, office buildings, etc.):	Yes	B1 B2 Shopping Center District Industrial Limited Industrial	
Personal care business. (Personal Service Shops)	Yes	B1 B2 Shopping Center District Historic Resources Overlay	
Pharmacy/Dispensary.	Yes	Industrial (Dispensary)	
Private or fraternal clubs.	No	B1 B2 Historic Resources Overlay	Club/Fraternal Institution is a defined term
Professional service business.	Yes	B1 B2 Shopping Center District Historic Resources Overlay	Not explicitly mentioned but likely similar to personal service shops
Research and development, laboratories.	Yes	Industrial Limited Industrial Historic Resources Overlay	This use is limited to Academic or technological research facility, not including a biological, medical or chemical laboratory in Historic Resources Overlay
Restaurant	Yes	B1 B2 Shopping Center District	
School or college.	Yes	AAA District AAA-AT District AAA-AQ1 AA Institutional District	Trade or Professional Schools are permitted in the Industrial and Limited Industrial Districts

		Industrial Limited Industrial	
Self-Storage facility (self-service).	Yes	Industrial	
Shopping center.	Yes	Shopping Center District	Would these be allowed in B1 and B2 districts?
Single-family detached, attached, and semi-detached.	No		Already defined
Supermarket.	Yes	B1 B2 Shopping Center District	Not explicitly separate from Retail/Shopping Center B1 and B2 permit "Stores"
Theater.	Yes	B1 B2 Shopping Center District	
Vehicular service station	Yes	B2 Shopping Center District	Currently defined as Public Garage in ZO
Veterinary clinic and animal hospital.	Yes	B1	
Worship space.	Maybe	AAA District AAA-AT District AAA-AQ1 AA Institutional District	Worship space not defined but this is proposed to be removed and replaced as "place of assembly"

Other definitions proposed to be added include:

- Train Station
- Studio
- Floor Area
- Addition

§114.21. Definition of Terms

[Add alphabetically as appropriate]

Addition

An extension or increase in floor area, number or stories, or height of an existing building or structure.

Adult Day Care

A facility licensed by the Commonwealth of Pennsylvania in which care is provided for adults for a portion of a 24-hour day through a structured, community-based program which provides health, social, and other related support services.

Athletic Club

A facility intended to encourage physical conditioning activities by the general public through the use of exercise, gymnastics, facilities and equipment. Health-oriented treatments, including medication and massage, are not included in nor authorized by this definition.

Automatic Self-Service Laundry

A business premises equipped with individual clothes-washing and/or drying machines for the use of retail customers.

Bank/Financial Institution

Includes savings and loan, finance companies, credit unions and other similar financial or fiduciary institutions.

Banquet Hall or Conference Center

A room or building for the purpose of hosting a party, banquet, wedding or other reception, or other public assembly.

Bed-and-Breakfast

A building used for the purpose of furnishing temporary lodging to guests' together with food service to such guests, limited to breakfast and sometimes lunch or afternoon tea, prepared and served on site only to such guests, and having an owner or manager in residence on the property. A Bed-and-Breakfast shall contain lodging for no more than 15 guests at any one time. Such temporary lodging would normally be for a few nights and typically would not exceed a week.

Car Wash

A facility that cleans the exterior and/or interior of motor vehicles.

Commercial School

Commented [SCD1]: As discussed, I am wary of adding defined terms that should apply to the entire ZO unless we very carefully review how these terms are used in other sections of the ZO. I appreciate the clarity that a defined term may create, but inconsistency can result in problems for the Township. The other issue with defining terms is that uses can be unintentionally left out of a defined term. Sometimes, using undefined terms allows for a broader interpretation, which gives the Township more leeway.

Also – Where are these definitions coming from? A model ordinance? I think we need to be very careful that where we decide to add defined terms, they fit in with the existing ZO.

Commented [SCD2]: Consistent with 114-113.D.

Commented [SCD3]: Also consider that 114-12D4.B(6) uses the term "laundromat" – what is the effect?

Commented [HA4]:

Commented [SCD5]: What about Assembly Halls & Auditoriums – (which are generally regulated together)?

Commented [SCD6]: To stay consistent with 114-12D4.

Commented [SCD7]: This is unenforceable as stated.

Commented [SCD8]: The ZO provides a number of regulations for "schools". What is the purpose of separating commercial schools from "School or College"? We likely need to regulate similarly in the Institutional District.

A private, for profit vocational, avocational, trade, arts, performing arts, or other skill teaching institution or training provider that is not a primary, secondary, or post-secondary school or college.

Community Recreation Center/Facility

Commented [SCD9]: Consistency with 114-8D1.

A facility maintained principally as a multiple-purpose gathering place for members of the general public, or a limited portion thereof. The community center may include a management office comprising no more than 15% of the gross floor area as an accessory use to manage the center and related facilities.

Convenience Store

A retail store selling a variety of food, beverages, drugs, reading material or house-hold supplies and having a floor area not exceeding 3,000 square feet.

Commented [SCD10]: What is the reason to define convenience store separately from retail?
There is a lot of very expensive litigation surrounding convenience stores, gas stations and the combination of the two – I would not add this definition without a very in-depth evaluation of how it affects the entire ZO. This could lead to a very expensive validity challenge from a major company with deep pockets.
Only identified in 114-8B4.

Extended Care Facility

A building, except a hospital, used for the care, treatment or lodging for three or more persons who are either infirm, afflicted or suffering from any chronic physical or mental disease, illness or affliction.

Commented [HA11]: "Personal Care Home/Assisted Living Residence" already defined. Could change language here to ensure consistency.

Fast Food Restaurant

A type of restaurant that offers relatively immediate service of semi-prepared or prepared foods for take-out or in-house consumption in disposable containers and serving walk-in and/or drive-through customers.

Commented [SCD12]: Compare to group home. They seem very similar to me, with the exception that this definition allows for larger facilities. Is this the intention?
Why is the Township adding these types of definitions? They would also need to be added to the various districts as permitted uses? We need to be careful with these types of definitions because they result in litigation.

Floor Area

The sum of the gross horizontal areas of each floor of a building, measured from the exterior faces of exterior walls or from the center line of party walls. The term does not include any area used exclusively for the parking of motor vehicles (surface or structured parking).

Commented [SCD13]: This is changing – I understand the point, but potentially think of another way to say this.

Funeral Home

A building used for the preparation of the deceased for burial and the display of the deceased and rituals connected therewith before burial or cremation. A crematorium may be included upon special exception approval.

Commented [SCD14]: This term is already defined in the ZO. Is the intent to modify the definition?

Commented [HA15R14]: From my recollection the intent is to replace existing definition with this term

Gallery or Museum

Museum or gallery open to the public and not conducted as a private, gainful business.

Commented [SCD16]: See 114-8D1.

Commented [SCD17]: Its possible that these terms should not be combined in a single definition. Galleries are generally regulated by the ZO with antique shops, and museums are regulated along with libraries.

Gasoline Service Station

Any area of land, including structures thereon or any building or part thereof, that is used for the retail sale of gasoline or other motor vehicle fuel or accessories and which may or may not include facilities for lubricating, washing or otherwise servicing motor vehicles, but which shall not include painting or body and fender repairs. Any facility

Commented [SCD18]: Identified as term in 114-101.C.

or area of land that meets the definition for both gasoline service station and convenience store shall meet the shared parking requirements described in herein.

Commented [SCD19]: Be very careful – See comment on convenience stores.

Golf Club

An area designed for the play of the game of golf containing greens, tees, fairways, bunkers and related areas and may include a club house, restaurant, and other associated social and athletic uses.

Hospital

An institution providing primary physical or mental health services and medical or surgical care of the sick, handicapped or injured including facilities for overnight accommodation of patients. Hospitals may include various ancillary activities which are customarily incidental to and in direct support of the primary health care mission of the hospital. Such ancillary activities would include clinics, medical offices, hospital administrative offices, laboratories, pharmacies, gift shops, teaching facilities, research facilities, rehabilitation facilities, patient hostels, hospital staff dormitory, employee day care, and diagnostic or treatment facilities which are integrated with the hospital facilities.

Commented [SCD20]: What is the intent of this provision? I think we need to be careful to ensure that developers cannot take advantage of this provision.

Hotel

A series of three or more dwelling units devoted mainly to the housing of transients and having on-site parking space and commercial facilities for the use of its occupants.

Commented [SCD21]: How is this being differentiated from motels, rooming homes, Air Bnbs etc.?

Indoor Amusements

A commercial business or facility where games are played for amusement as the primary use.

Commented [SCD22]: Im assuming that this definition covers arcades, Chuck-E-Cheese and Dave & Busters, which can have very different parking needs.

Medical Office

An office building used exclusively by medical practitioners for the treatment and examination of patients, provided that patients are not kept overnight.

Motor Vehicle Sales

A business that stores an inventory of ~~automobiles~~ motor vehicles and buys, sells, and/or leases said ~~automobiles~~ motor vehicles. This includes Public Garages as accessory to the sales.

Commented [SCD23]: The terms "motor vehicles" and/or "motor vehicle sales" are used in Sections 114-91, 114-113, and 114-134. Should use "motor vehicle" for consistency.

Laboratory

A building or group of buildings in which are located the facilities for scientific research, teaching and learning, investigation, testing and experimentation but not including the manufacture of products for sale.

Commented [SCD24]: And medical?

Office

A building in which services are performed by a member of a profession, including but not limited to an accountant, architect, author, community planner, dentist, engineer, insurance

agent, landscape architect, lawyer, minister, notary, optometrist, physician or real estate agent.

Personal Care Business

A personal care business requires direct, physical contact with the customer in the performance of a personal service, and shall include such uses as barber, beautician, nail technician, and tattooing.

Pharmacy

A facility used for the practice and profession of preparing, preserving, compounding, and dispensing medical drugs or cosmetic material. A pharmacy which displays more than 40% of the gross floor area of the pharmacy in food products normally sold in grocery stores shall be considered a super market.

Professional Service Business

Such use shall include businesses which typically offer service in conjunction with the sale of goods. Such uses differ from other retail or from office businesses in that the customer area is separated from the service area, and some form of laboratory, fabrication area or processing area is necessary. Such use includes but is not limited to shoe repair, tailor, photography studio, copying service, dental lab, eyeglass labs, and other similar uses.

Commented [SCD25]: This needs to be considered as a defined term not just for parking requirements, but also for how it impacts permitted uses.

Restaurant, Bar, or Tavern

A store where prepared food or drink is sold to patrons and consumed on premises in an area dedicated for this purpose.

Commented [SCD26]: For permitted use purposes, Restaurants and bars/taverns should probably be separated.

School or College

A public, private or parochial institution dedicated to the education and training of children and/or adults, which is approved and accredited for the educational purposes which it is intended to perform by the Commonwealth of Pennsylvania.

Commented [SCD27]: Why define differently than commercial schools?

Self-Storage Facility

A building or group of buildings that contain individual, compartmentalized and controlled-access stalls or lockers for the dead storage of customers' goods or wares, also known as "mini-warehouses."

Commented [SCD28]: Consistent with Section 114-121.O.

Shopping Center

A shopping area of integrated design and development, including but not limited to such uses as retail shops, personal service establishments, professional and business offices, banks, post offices, restaurants, theaters and auditoriums, housed in an enclosed building or buildings and utilizing such common facilities as customer parking, pedestrian walks, loading and unloading space, utilities and sanitary facilities.

Commented [SCD29]: How would this definition work with an entire zoning district having the same name?

Studio

A facility used for providing to the public instruction in the performing arts, limited to dance, music and theater, and the fine arts, including drawing, painting, photography and sculpture.

Commented [SCD30]: Different than commercial school?

Supermarket

A retail market selling a variety of foods and household items.

Commented [SCD31]: Why separate this terms from retail? If intend to keep, perhaps redefine as "Grocer"? Not all food stores are supermarkets, and the included definition is very general – Target, Sam's Club, Walmart, CVS all fit.

Theater

A building or outdoor area in which plays, films, and other dramatic performances are given.

Train Station ~~Commuter-Rail~~ Station

A facility which incorporates, but is not limited to, a railroad station building, including ticket office, passenger waiting room, taxi stand and bus shelter, canopies, platforms, parking areas for the use of commuters, patrons and employees, passenger pickup areas, bus layover areas and appurtenant features which provide safe, convenient and amenable boarding, alighting and waiting for a passenger train or other transportation services. Also referred to as transportation passenger station or passenger station.

Commented [SCD32]: 114-3A7.B(10)(c) – "train station"
114-61 – "transportation passenger station"
114-113 – "passenger station"
Should ensure consistency and clarity, and adding a new term may be inconsistent with such goal.

Vehicular Service Station

The servicing, repair, of automobiles; including the sale and installation of lubricants, tires, batteries and similar vehicle accessories, which may also include facilities used for polishing, greasing, washing, painting, body work, or cleaning vehicles.

Commented [SCD33]: Is this not already covered by Public Garage? How different?
If we desire to keep this definition, change to "motor vehicle"

Commented [SCD34]: Already covered by Motor Vehicle Sales.

Veterinary Clinic or Animal Hospital

An establishment operated by a licensed veterinarian for the care, treatment and prevention of diseases and injuries of domestic animals and where animals may be boarded as part of their care.

Commented [SCD35]: See 114-91.D

Worship Space

Property owned by and utilized by a religious organization for public worship by a congregation, including religious school, ancillary and accessory uses.

Commented [SCD36]: Variety of other terms used throughout ZO.
114-12D4.B.(12) – "religious house of worship"
114-143.B(5) – "Church, synagogue or other house of worship"
114-144 – "places of worship"
Church throughout

Commented [HA37]: Are we keeping this as a term now that we have eliminated it as a use with parking requirements? Now "Place of Assembly"