

**ARTICLE XI**  
**SC - SUBURBAN COMMERCIAL**

1100. Purpose

The Suburban Commercial District is intended to promote commercial development in older existing neighborhoods where current residential uses are unsustainable; allow for existing residential uses to continue permitting flexibility in the use of such properties; discouraging blighted conditions and encouraging continued viable use of such property as well as promote compatibility between allowable uses.

1101. Permitted Uses, Subject to Article XVI

In a Suburban Commercial (SC) District, no building or premises shall be used and no building shall be erected, which is arranged, intended or designed to be used in whole or in part, for any purpose except those listed below, and all such uses with the exception of (1) single-family detached dwellings, (2) single-family semi-detached dwellings, (3) two-family detached dwellings and (9) accessory uses and structures shall be subject to Land Development Plan approval in accordance with the South Middleton Township Subdivision and Land Development Ordinance and those regulations specified elsewhere in this Ordinance.

- (1.) Single-Family Detached Dwellings in existence as of January 1, 2020 or on lots are already subdivided as of January 1, 2020.
- (2.) Single-Family Semi-Detached Dwellings in existence as of January 1, 2020 or on lots are already subdivided as of January 1, 2020.
- (3.) Two-Family Detached Dwellings.
- (4.) Short Term Rentals.
- (5.) Churches or similar Places of Worship
- (6.) Schools
- (7.) Boarding Houses, Bed and Breakfasts, and Short Term Lodging Accommodations
- (8.) Family and Commercial Day-Care Centers
- (9.) Hospitals, Nursing, or Convalescent Homes
- (10.) Greenways and trails.
- (11.) Municipal Buildings and Services.
- (12.) No-Impact Home Based Business
- (13.) Accessory structures and uses customarily incidental to the permitted use.
- (14.) Replacement, collocations or modifications of wireless telecommunication facilities or support structures where such facilities or structures do not create a substantial change or substantially change the physical dimensions of the wireless telecommunications support structure.
- (15.) Small Wireless Facilities.

1102. Conditional Uses Subject to Article XVI and Article XX

- (1.) Single Family Attached Dwellings.
- (2.) Apartment Building.
- (3.) Large Scale Residential Development – defined as development or subdivision of one or more parcels with residential dwellings totaling 25 or more dwellings, or exceed a cumulative total of 25 or more dwellings since January 1, 2007
- (4.) Retail sales and business, personal and repair services, restaurants without drive-through service facilities, professional offices, and medical and dental clinic facilities subject to the provisions of Article XX. Adult bookstores and/or adult theaters are excluded. Drive through service facilities in existence prior to June of 2021 may continue to operate in conjunction with the prior use, or be adapted to operate in conjunction with a new use with Conditional Use approval. Additional criteria include the following:
  - (a.) Area dimensional and requirements:
    - (i.) Minimum Area 15,000 sq. ft.
    - (ii.) Minimum Width 100 ft.
    - (iii.) The maximum permitted building coverage shall be 40% of the lot area.
    - (iv.) The maximum area of impervious coverage, including buildings, parking areas, access drives and other improvements shall not exceed 60% of the lot area.
  - (b.) All activity, including administration, storage and related activities, with the exception of Outdoor Seating and Dining and Outdoor Retail Sales and Displays, shall be conducted within the main building(s). No accessory buildings shall be permitted except those needed for trash management and outdoor maintenance equipment.
  - (c.) Parking facilities shall be provided in accordance with Article XVIII of this Ordinance.
  - (d.) Outdoor illumination shall be designed to provide adequate lighting without producing glare or illumination of adjoining residential properties. The height, placement and type of outdoor lighting shall be designated on the conditional use application.
  - (e.) All such uses and/or businesses shall comply with all generally applicable and Supplemental Regulations of this Ordinance including, but not limited to the provisions of Articles XVI; XVII; XVIII.
  - (f.) Outdoor trash dumpsters, collection areas and receptacles and mechanical equipment not enclosed in the main structure shall be screened in a manner compatible with the proposed architecture and landscaping. Said screening shall be designed to reduce the visibility of said facilities and prevent the escape of waste, debris or litter from the site. Said facilities and screening shall be designated on the conditional use application.
  - (g.) Maximum Gross Floor Area (single or multiple buildings on an individual lot).....30,000 square feet

(h.) Pre-existing Structures and Buildings:

Building structures and lots in existence or substantially complete as of December 6, 1990, shall not, for purposes of conditional use in accordance with this section, be subject to the provisions of Sections 1102 (4.)(a)(i.), (ii.), (iii), and (iv.) related to lot area, width and coverage to the extent that the lots already do not comply. All other provisions of this ordinance shall be in effect as to pre-existing buildings and structures and conditional use thereof shall not be permitted except in compliance therewith.

(i.) Outdoor Seating and Dining and Outdoor Retail Sales and Displays shall be subject to Article XVI.

(5.) Mixed Use Development – Defined as any group of permitted uses in Section 1101 above and/or conditional uses in this section, totaling not more than 30,000 square feet of gross floor area, planned and designed as a common entity with commercial and/or residential units planned and designed to be located either in single or multiple buildings pursuant to the provisions of Section 1613 and subject to Sections 1002(4)(a) – (h).

(6.) Essential Services subject to Article XVI.

(7.) Group Homes subject to Article XVI.

(8.) Life Care Communities subject to Article XVI.

(9.) Cemeteries subject to Article XVI

(10.) Innovative Design Development Subject to Article XVI.

(11.) ECHO Housing in accordance with Article XVI.

(12.) Schools subject to Article XVI.

(13.) Craftsman or Artisan Live/Work Studio

(14.) Community Campus Development

(a.) Purpose

The purpose of the Community Campus District is to provide for a compatible mixture of uses as part of a coordinated and integrated master planned development located in areas of the Township which generally are suitable for such development, based on accessibility to transportation systems and community services, utilities of facilities appropriate for such development. The Community Campus District is generally consistent with and implements certain elements of the Township Comprehensive Plan, including:

- Maintaining up-to-date land development regulations consistent with the technical state-of-the-art and overall Township Plan;
- Pursuing a cooperative, streamlining approach to the processing of land development applications consistent with the Township's health, safety, and welfare responsibilities to compliment the complexes;

- Ensuring flexibility exists in the distinction of alternative housing to meet the varied needs of the population of the Township, including provisions for commercial, institutional, and recreational activities;
- Discouraging sprawling development strips along existing roadways by providing incentives established to promote clustered land uses; and
- Preventing urban sprawl by establishing a pattern of growth and development aimed at sustaining our character of life.

(b.) Relationship to Other Requirements

The provisions, regulations, limitations and restrictions of this Section 1102(14) shall supersede all provisions, regulations, limitations and restrictions of the Zoning Ordinance, including Article XX, that conflict with the provisions, regulations, limitations and restrictions set forth in this Article.

(c.) Uses Permitted as Part of Community Campus Development

Provided that the overall Community Campus Development tract meets the criteria specified in Section 1102(14.), and that the procedural requirements for conditional uses, set forth in Article XX are followed, a Community Campus Development shall be construed to mean a coordinated and integrated master planned development consisting of a mixture of the following uses consistent with and as part of the approved master plan for the Community Campus Development pursuant to Section 1102 (14.)(e.):

- (i.) Municipal Buildings, Services, and Recreation Facilities.
- (ii.) Greenways and Trails.
- (iii.) Single Family Attached Dwelling subject to no less than three (3) and no more than eight (8) dwelling units shall be permitted in a group of single family attached dwellings.
- (iv.) Apartment Building
- (v.) Essential Services subject to Article XVI.
- (vi.) Churches or similar places of worship subject to § 1621(1.).
- (vii.) Schools subject to §§ 1623. (1.) and 1623. (3.)(d.) – 1623. (3.)(f.).
- (viii.) Family and Commercial Day Care Centers subject to §§ 1624.(1.) and 1624. (2.).
- (ix.) Hospitals, Nursing, or Convalescent Home subject to § 1618. (1.).
- (x.) Social and Fraternal Organizations and Lodges subject to § 1625.(1.) and 1625. (3.)(a.) – 1625. (3.)(d.).

- (xi.) Life Care Communities and Independent Living Facilities subject to §§ 1619.(1.), 1619.(2.) and 1619.(5.).
  - (xii.) Group Home subject to §§ 1629. (1.), 1629. (2.), 1629. (4.) and 1629. (5.).
  - (xiii.) Bed and Breakfasts, Boarding Houses, and Short Term Lodging Accommodations subject to Article XVI.
  - (xiv.) Medical or Dental Clinical Facilities.
  - (xv.) Professional Office.
  - (xvi.) Business and Personal Services.
  - (xvii.) Repair Services.
  - (xviii.) Retail Businesses.
  - (xix.) Restaurants.
  - (xx.) Mortuaries.
  - (xxi.) Cemeteries.
  - (xxii.) Hotels and Motels subject to §§ 1626.(1.) and 1626. (4.).
  - (xxiii.) No-Impact Home Based Business subject to Article XVI.
  - (xxiv.) Accessory structures and uses customarily incidental to the permitted use.
  - (xxv.) Replacement, collocations, or modifications of wireless telecommunication facilities or support structures where such facilities or structures do not create a substantial change or substantially change the physical dimensions of the wireless telecommunications support structure.
  - (xxvi.) Wireless Telecommunications Facilities subject to Article XVI.
- (d.) General Provisions for Community Campus Development
- (i.) Development pursuant to the master plan shall be in accordance with the use and development regulations set forth in Sections 1102 (14.) (c.) and 1102(14.)(g.).
  - (ii.) Once the master plan for the Community Campus Development has been approved by conditional use, permits shall be issued only pursuant to approved land development or subdivision plans that generally are consistent with the approved master plan.
  - (iii.) The overall Community Campus Development tract depicted on the approved master plan may be subdivide or developed as a planned community or condominium for separate ownership or lease (or as

otherwise required by the Municipalities Planning Code or the Township Subdivision and Land Development Ordinance).

(e.) Overall Master Plan Requirement for Community Campus Development

All proposed development within a Community Campus Development shall be depicted on a master plan as required by this Article, prepared by a registered land surveyor, engineer or landscape architect in accordance with the sketch plan requirements of Article IV of the Township's Subdivision and Land Development Ordinance. The master plan shall demonstrate how development of the overall Community Campus Development tract, once executed in accordance with the approved master plan, will function cohesively as a coordinated and integrated development.

(f.) Overall Community Campus Development Tract Requirements

The following prerequisites shall be met for each application for approval of a Community Campus Development master plan:

- (i.) A minimum overall Community Campus Development tract area of fifty (50) contiguous acres shall be provided.
- (ii.) The overall Community Campus Development tract shall front on and have at least two points of access onto an arterial or collector street as designated in the Township's Comprehensive Plan.
- (iii.) The overall Community Campus Development tract shall be:
  - (a.) Connected to public water and public sewer; or
  - (b.) Located within an area designated as an existing or future public sewer service area in the Township's Official Sewage Facilities Plan.

(g.) Development Regulations for Community Campus Development

(i.) General Regulations for the Overall Community Campus Development Tract

- (a.) All uses shall be served with public water and public sewer
- (b.) Maximum Gross Density: 10 dwelling units per acre.
- (c.) Maximum Building Height: 45 feet.
- (d.) Maximum Building Coverage: 40%
- (e.) Maximum Impervious Area: 60%
- (f.) Screening shall be required where the overall Community Campus Development tract abuts (i) an existing residential use not included as part of the Community Campus Development or (ii) a residential zoning district. Screening along other tract boundaries is not required.

(g.) A minimum of ten percent (10%) of the area of the overall Community Campus Development tract shall be designated and maintained as open space for use by the occupants of the Community Campus Development tract or the public. A minimum of five (5) contiguous acres of the required open space shall be centrally located or conveniently accessible by sidewalk, walkway or trail from all buildings within the Community Campus Development tract.

(ii.) Individual Lots

(a.) Minimum Lot Size:

(i.) Single Family Attached Dwellings on individual lots: 2,000 square feet.

(ii.) All other Uses: 10,000 square feet except as otherwise provide for in this ordinance.

(b.) Minimum Lot Width (Lot Frontage Along a Public or Private Street):

(i.) Single Family Attached Dwellings on individual lots: 20 feet.

(ii.) All Other Uses: 50 feet.

(c.) Minimum Front Yard: 30 feet.

(d.) Minimum Rear Yard: 20 feet, except 0 feet for lawfully attached buildings.

(e.) Minimum Side Yard: 15 feet, except 0 feet for lawfully attached buildings.

(f.) Maximum Building Height: See Section 1102(12.)(g.)(i.)(c.).

(g.) Maximum Building Coverage: Building coverage limitation is not applicable on an individual lot.

(h.) Maximum Impervious Area: impervious area limitation is not applicable on an individual lot.

(i.) Each lot shall be landscaped in accordance with a plan prepared in accordance with Article VII of the Subdivision and Land Development Ordinance.

(j.) Screening shall not be required between individual lots or uses within the Community Campus Development.

(k.) More than one principal use or structure may be permitted on an individual lot, provided that the lot complies with all lot and yard requirements, standards, and other applicable requirements of the Zoning Ordinance.

(iii.) Additional Standards

(a.) Off-Street Parking shall be in accordance with Article XVIII.

(b.) Signs shall be permitted in accordance with Article XVII.

1103. Lot and Area Regulations

Minimum Lot Area and Dimensional Standards, except as in Section 1004 (5.)

(1.) Single-Family Detached Dwellings

- (a.) Lot Size.....10,500 square feet
- (b.) Lot Width.....75 feet
- (c.) Front Yard.....30 feet
- (d.) Rear Yard.....20 feet
- (e.) Side Yard.....10 feet

(See also Section 1602)

(2.) Single-Family Semi-Detached Dwellings

- (a.) Lot Size.....8,000 square feet
- (b.) Lot Width.....60 feet
- (c.) Front Yard.....30 feet
- (d.) Rear Yard.....20 feet
- (e.) Side Yard.....10 feet

(See also Section 1602)

(3.) Two-Family Detached Dwellings

- (a.) Lot Size.....10,500 square feet
- (b.) Lot Width.....75 feet
- (c.) Front Yard.....30 feet
- (d.) Rear Yard.....20 feet
- (e.) Side Yard.....10 feet

(See also Section 1602)

(4.) Single Family Attached Dwellings

- (a.) Minimum Lot Area: A single family attached dwelling project must contain a minimum area of one-(1) acre of contiguous, undeveloped property in single ownership.
- (b.) Maximum Gross Density.....06 dwelling units per acre
- (c.) Interior Lot Width.....20 feet
- (d.) Front Yard Setback.....30 feet
- (e.) Side Yard for End Units.....20 feet

(See also Section 1602)

- (f.) Rear Yard Minimum.....20 feet

- (g.) Along the perimeter boundary line of the project, screening shall be provided where no public road is located.
- (h.) No less than three (3) and no more than six (6) dwelling units shall be permitted in a group of single family attached dwellings.

(5.) Apartment Buildings

- (a.) Maximum Gross Density ..... 10 dwelling units per acre
- (b.) Front Yard Setback..... 30 feet
- (c.) Side Yard Setback..... 15 feet
- (See also Section 1602)
- (d.) Rear Yard Minimum ..... 20 feet
- (e.) Along the perimeter boundary line of the project, screening shall be provided where no public road is located.

(6.) Uses other than those in (1.) through (5.) above

- (a.) Lot Size..... 25,000 square feet
- (b.) Lot Width..... 100 feet
- (c.) Front Yard..... 50 feet
- (d.) Rear Yard..... 30 feet
- (e.) Side Yard..... 15 feet

(See also Section 1602)

1104. General Requirements for all Uses:

All uses shall be served with central water and sewer.

- (1.) Building Height (maximum) ..... 40 feet
- (2.) Building Coverage (maximum)..... 40 %
- (3.) Impervious Area (maximum including buildings)..... 60 %
- (4.) Off-Street Parking shall be in accordance with Article XVIII.

1105. Special Exceptions

- (1.) Customary Home Occupations in accordance with Section 1609 and Article XXIII.
- (2.) Conversions Apartments subject to Article XVI.