

ARTICLE X

PIC PLANNED INDUSTRIAL COMMERCIAL DISTRICT

1001. PURPOSE. The purpose of the PIC Planned Business District is to provide and require a unified and organized arrangement of buildings, service and parking areas, together with adequate circulation and open space, all planned and designed as an integrated unit, in a manner so as to provide and constitute an efficient, safe, convenient and attractive shopping area. This District also recognizes that the PIC District adjoins heavily traveled roads, necessitating careful vehicular access control.

1002. DISTRICT REGULATIONS All of the same requirements that apply to the LI District (including but not limited to use, lot and setback regulations) but not building height regulations as set forth in Section 1108.J shall apply to the PIC District, except the following uses are permitted as follows in the PIC District, in addition to uses permitted by right in the LI District.

A. The following uses, in addition to uses listed in Section 1103.A., are permitted by right within an approved Planned Business Development (See Section 1107 for Standards for Approval):

1. Convenience Store
2. Drive-thru Service or Delivery Service as an accessory use
3. Commercial Indoor or Outdoor Recreation, including mini-golf course, bowling alley, exercise club, indoor theater* or skating rink
4. Retail Store, except for uses listed as special exception uses, conditional uses or prohibited
5. Personal Services
6. Nursing Home*
7. Personal Care Center*
8. Cultural/Community Center*
9. Any type of Restaurant*
10. Offices – medical and business
11. Life Care Center*
12. Hospital*
13. Retirement Village*
14. Hotel or Motel*
15. Commercial Forestry*

*See additional requirements in Section 1502.

**See additional requirements in Section 1503.

B. The following uses are permitted by right without being required to be within a

planned business development:

1. Drive-in Theater*
2. Crafts or Artisan's Studio
3. Bakery*
4. Funeral Home*
5. Car Wash*

*See additional requirements in Section 1502.

C. SPECIAL EXCEPTION USES. Only the following uses and uses listed as "special exception" uses in the LI District are permitted by special exception in the PIC District, provided that the requirements for specific uses in Article XV are met, and provided the use will be within an approved Planned Business Development:

1. Auto service station*
2. Auto repair garage *
3. Commercial Communications Tower*

*See additional requirements in Section 1502.

D. MAXIMUM HEIGHT – As listed in the LI District, except seventy (70) feet with a maximum of five (5) stories for medical offices and hospitals, subject to the following conditions:

1. Public water and public sanitary sewer shall be provided.
2. Front yard setback shall be two times the building height from the future dedicated right-of-way line for buildings exceeding three (3) stories or forty-five (45) feet in height.
3. Developer shall establish an Escrow Account to be set by the Board of Supervisors with the Township to cover all costs of emergency training and inspection for the Hecktown Volunteer Fire Company and other fire fighters as shall be designated by the Fire Chief of the Hecktown Fire Company.
4. Owner shall provide all emergency service agencies with a floor plan of existing uses and document any hazardous conditions on the premises and keep said floor plan updated as uses shall change
5. Structure shall comply with Chapter IX, Fire Protection Systems, BOCA National Building Code/current adopted ordinance, Section 915 (Fire Department Connections, Section 916 (Yard Hydrants. Section 403.6 (Fire Department Communication System, Section 403.7 (Fire Command Station) as amended.
6. Structure shall have Knox Box and elevator override systems
7. Structure shall have fire lanes around its perimeter.
 - a. Fire lanes shall be at least 20' feet wide with the road edge closest to the

structure at least ten (10) feet from the structure.

- b. Fire lanes shall be either a paved surface, hard all weather surface, or stabilized grass area bearing a slope not to exceed 5% percent. Fire lanes shall be adequately designed to support the heaviest piece of fire apparatus and be accessible to the largest piece of fire apparatus likely to be operated on the fire lane.
 - c. Fire lanes connecting to public streets, roadways, private streets or parking areas shall be provided with curb cuts extending at least (2) two feet beyond the edge of the fire lane.
 - d. "No Parking – Tow Away Zone" signs shall be posted in accordance with recommendations from the Township Engineer
 - e. The designation, markings, and maintenance of fire lanes on private property shall be established as specified by the Township Board of Supervisors after reviewing comment by the Fire Department having jurisdiction.
 - f. No person shall park a non-emergency vehicle or allow a non-emergency vehicle to stand in a fire lane. Temporary stopping of a vehicle in a fire lane to load and unload passengers shall not be considered parking or standing if the driver remains in the vehicle. No person shall store or allowed to be stored on any permanent or temporary basis any materials, containers, or other objects in a fire lane.
 - g. All stand pipe connections shall be labeled with the name of the business or businesses they serve. All stand pipe connections shall be capped with a "Knox Cap" security cap to prevent tampering. All stand pipe connections shall be cleared of any structures, vehicles or dumpsters at all times.
8. All structures exceeding three stories which abut any non-commercial/industrial zone shall be subject to a review as a conditional use for the setting of reasonable building setback limitations.

E. CONDITIONAL USES. The following use must be approved as a conditional use in the PIC District provided that all other requirements of this ordinance are met:

1. Planned Business Development as defined in section 1102 and 1107
 - See additional requirements in Section 1502
2. Auto, Boat or Mobile/Manufactured Home Sales*
3. Shopping Center*

F. ADDITIONAL REGULATIONS FOR SHOPPING CENTERS. The following regulations, in addition to the other applicable regulations of this Ordinance, shall apply to Shopping Centers in the PIC District:

1. Each retail, personal service, office or restaurant establishment shall have

its own entrance/exit into and out of the building for customers, except in the case of an establishment which is entirely located within another establishment (such as a bank within a retail establishment).

2. Minimum building separation shall be fifty (50) feet.
3. There shall be integrated architecture, landscaping, and screening so as to insure a cohesive development with compatible architecture.
4. Buildings shall be sited to form pedestrian oriented open spaces, or plazas, with visual as well as pedestrian connections between such spaces. Pedestrian oriented spaces shall act as connectors of buildings and shall contain such amenities as changes in level, benches, water features, landscaping, opportunities for entertainment, and seating areas.
5. Loading facilities shall be provided through screened delivery courtyards, via underground service corridors, or in a similar fashion.
6. Goods shall not be offered for sale on sidewalks and other areas intended for pedestrian or vehicular circulation unless a temporary zoning permit has been issued for such sales pursuant to Section 1410 of this Ordinance and such sales are part of a special promotional event.

G. ARCHITECTURAL CONSIDERATIONS.

1. The architectural style of the development shall be designed to avoid the massive scale and uniform appearance of a "big box" commercial center through façade ornamentation, building offsets, window treatments, variation in roof lines, entry treatments and building materials.

The architectural treatment of proposed buildings shall be submitted with all Site Plan Review (see Section 1411 of this Ordinance) submissions and Land Development Plan submissions for review by the Township Planning Commission and Board of Supervisors. The following additional guidelines and the applicable standards of other Township Ordinances will be used in review of the architectural treatment:

- a. Stylistic traditions and characteristics and exterior building materials of the Lehigh Valley are encouraged and those of other regions of the U.S. are discouraged.
- b. The architectural style of a building should be continued on all sides of a building visible from a public street.

- c. The front entrance to buildings should be defined by architectural elements.
- d. A human scale should be achieved near ground level on all buildings.
- e. Variations in roofline should be used to screen HVAC equipment, provide interest and reduce the scale of large buildings.
- f. Light fixtures should be in design, type and height appropriate to the building architecture and lighting application and shall be acceptable to the Board of Supervisors. Generally, decorative, aesthetically pleasing lighting fixtures will be expected.