

ARTICLE 12 - PLANNED OFFICE CENTER DISTRICT

SECTION 1200 PURPOSES

The Planned Office Center (POC) District is intended to achieve the following purposes:

- A. To create a safe, efficient and convenient office center wherein buildings, structures and open areas are well integrated to the site and well related to one another;
- B. To provide for attractive large site, low lot coverage development;
- C. To strengthen and diversify the Township's tax base;
- D. To be compatible with the character of surrounding areas.

SECTION 1201 USE REGULATIONS

A building or a unified group of buildings may be erected and used and land may be used and occupied for any of the following purposes and no other, subject to the provisions of Section 1204 herein, and to Article 15 and Article 16:

- A. Permitted Principal Uses
 - 1. Business and professional offices, excluding offices with on-site facilities for diagnosis, treatment or care;
 - 2. Hotel, motel or inn, provided that the Board of Supervisors shall find that such use clearly is designed so as to constitute a logical and harmonious element of the overall development plan for the district, in accordance with provisions of this Article.
 - 3. Private Garage.

1201.B.1.

1202.A.

B. Permitted Accessory Uses

1. Accessory uses on the same lot and customarily incidental to the principal uses permitted in Section 1201.A. herein.
2. Storage of documents, records and personal property within a completely enclosed building in conjunction with a permitted use.
3. A cafeteria, restaurant or other service facility such as a barber or beauty shop, cigar counter and newsstand located within a principal building and operated primarily for the use of occupants of the building or complex.
4. A recreational area for occupants, and parking in accordance with the development standards provided herein.
5. Signs in accordance with Section 1203.E. of this Article and the development standards provided therein, as well as those regulations set forth in Article 18.

C. Conditional Uses (Refer to Article 21, Section 2112)

1. The following use and its related accessory uses provided a satisfactory Environmental Impact Assessment Report is prepared, as set forth in Article 19, Section 1915.
 - a. Cellular tower.
 - b. Billboard signs in accordance with Article 18 and Article 19.

SECTION 1202 AREA AND HEIGHT REGULATIONS

- A. Lot Area and Width.** Every lot on which a building or combination of buildings is hereafter erected or used shall have a lot area of not less than ten (10) acres and such lot shall be not less than three hundred (300) feet at the building line.

1202.B.

1203.A.1.

- B.** Lot Width at the Street Line. Every lot on which a building is hereafter erected or used shall have a lot width at the street line of not less than three hundred (300) feet.
- C.** Building Area. Not more than twenty (20) percent of the area of any lot may be occupied by buildings and a total of not more than sixty (60) percent of the area of any lot may be occupied by buildings, parking areas and other impervious surfaces.
- D.** Building Placement. No building shall be located less than one hundred (100) feet from a street right-of-way line nor less than one hundred (100) feet from any property line. No accessory building shall be located in any setback area nor shall it exceed eighteen (18) feet in height or eight hundred (800) square feet of floor area. Accessory buildings shall not be located closer than thirty (30) feet from a principal permitted building.
- E.** Where more than one (1) office building is proposed to be built or where there is proposed an office building or buildings and a hotel, motel or inn, no two principal buildings shall be located closer than seventy-five (75) feet to each other and the buildings shall be offset from each other so as to provide a harmonious and attractive development.
- F.** No building shall exceed forty-five (45) feet in height. Said height may be increased by parapets, but not in excess of three (3) feet; and by chimneys and housings for equipment provided said housings for equipment shall not be in excess of fifteen (15) feet in height and provided they shall not occupy more than ten (10) percent of the roof area.

SECTION 1203 SPECIAL DEVELOPMENT REGULATIONS

A. General Standards

- 1. Each building shall be designed so as to minimize its commercial appearance and shall, insofar as practical, afford minimum external evidence of

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the nature of the use conducted therein.

2. A hotel, motel or inn shall be designed so as to blend, insofar as possible, with the site and nearby buildings.
3. No products or goods shall be publicly displayed on the exterior of the premises.
4. Along with side or rear property line which directly abuts a residence district in the Township or a similar district in an adjoining municipality, a buffer planting strip not less than thirty-five (35) feet in width shall be provided.
5. Each room within a hotel, motel or inn shall have minimum area of one hundred eighty (180) square feet.

B. Parking Standards

1. No parking area shall be located closer than fifty (50) feet to a public highway or public right-of-way or closer than thirty-five (35) feet to any property line or residentially zoned district.
2. Parking areas shall not consist of more than sixty (60) spaces in any one area and each parking area shall be separated from any other parking area by a landscaped buffer planting strip not less than ten (10) feet in width and eighteen (18) feet in length.
3. Parking, loading and service areas shall be located entirely within the lot lines of the office center and shall be physically separated from public and private streets, accessways and buildings.
4. Under no circumstances shall parking be permitted on private streets, access roads, or service areas.

5. Except as set forth herein above, parking shall otherwise be in compliance with Article 17.

C. Lighting

1. Exterior lighting shall be designed so as not to project trespass glare or hazardous or annoying interference upon neighboring properties or districts or upon any road, street or highway.

D. Utilities, Water and Sewerage Service

1. All utility lines shall be underground.
2. Any development under this Article shall be served by public water supply and public sewerage system except that a single office building having no more than fifteen thousand (15,000) square feet may be built to be served by an on-site water supply and an on-site sewage disposal system.

E. Signs

Signs shall be in accordance with Article 18

- F. Development in Stages.** If the development of the Planned Office Center is to be carried out in stages, each stage shall be so planned that the requirements and intent of this Ordinance shall be fully complied with at the completion of each stage.

- G. Design Considerations.** The general plan for a Planned Office Center shall be executed in accordance with the following essential conditions:

1. The development shall consist of a harmonious selection of uses and groupings of buildings, service and parking areas, circulation and open spaces, planned and designed as an integrated unit, in such a manner as to constitute a safe, efficient and convenient office center.
2. The proposed development shall be constructed in

accordance with an overall plan and shall be designed with complementary architectural concepts and with appropriate landscaping.

3. All buildings shall be arranged in a well related manner.
4. Adequate areas at each individual office building shall be provided for: loading and unloading of delivery trucks and other vehicles; servicing of offices by refuse collection, fuel, fire and other service vehicles; automobile accessways; and pedestrian walks all of which shall be constructed in accordance with Township standards. Service areas shall be screened from view from any abutting public highways or access road and from the parking area. No service area shall be located closer than thirty-five (35) feet to a property line.
5. Service areas shall not be located forward of the front building line, shall not be located in the public right-of-way or parking areas, and shall occupy a minimum space of not less than twelve (12) by fifty (50) feet by fourteen (14) feet high. The use of said service areas should not block or interfere with the use of the building, accessory buildings or parking areas.
6. Provision shall be made for the safe ingress from and egress to public streets and highways servicing the Planned Office Center without undue congestion to or interference with normal traffic flow. The Board of Supervisors shall approve the location, size and type of the access to the public highway, determine the need for acceleration and deceleration lanes on said highway, and determine the need for a traffic control system at the point of access in conjunction with PA DOT. Any system or improvement required shall be installed at the sole expense of the landowner or developer.
7. All private streets or access roads shall be constructed with concrete curbing or rolled curbs

and gutters. No private streets or access road shall have a grade greater than ten (10) percent.

8. Where a Planned Office Center District abuts a Residential District, there shall be a buffer planting strip which shall be at least thirty-five (35) feet measured from the Residential District line. Said buffer area(s) shall be used for no purpose other than planting and landscaping. There shall also be a twenty-five (25) foot buffer area along all street frontage occupied by a Planned Office Center District, which area shall be used for no purpose other than planting and landscaping. A Landscaping Plan shall be submitted to the Board of Supervisors for approval in accordance with Article 19, Section 1917.
 9. A stormwater runoff system shall be provided and designed subject to the approval of the Board of Supervisors:
 - a. To insure that excessive amounts of stormwater shall not drain onto adjacent properties. In no event shall a system be provided which exceeds a zero increased rate of runoff.
 - b. To minimize erosion and flooding by the use of catchment basins, soil traps and the like.
 10. All materials, including trash, supplies, rubbish, refuse, and the like, shall be stored either inside the building or in specially constructed fireproof buildings. They shall not be handled so as to give rise to smoke, odor or litter and shall be disposed of by private collectors.
- H.** All Environmental Controls of Article 19, Section 1915 shall apply.

SECTION 1204 PROCEDURAL REGULATIONS

Except for the construction of a single office building of not more than fifteen thousand (15,000) square feet, which such construction shall be in accordance with the development standards of this Article and shall be permitted as of right, every use and all construction proposed to be made under this Article shall be by Conditional Use which shall be subject to the procedural requirements of this section and to the provisions of Article 21, Section 2112:

- A.** Proposals for development under and in accordance with this Article shall be submitted to the Planning Commission and shall be in accordance with the Edgmont Township Subdivision and Land Development Ordinance. Proposals shall conform to said Ordinance and shall include floor plans and elevations indicating architectural and construction materials.
- B.** A fee in the amount set by Resolution for consideration of Conditional Use applications by the Board of Supervisors shall be paid together with an initial deposit, also set by Resolution, which shall be used to defray the Township's review costs, including but not limited to, land planning consultant, engineering and legal review costs, and shall be added to by the applicant to increase the amount to the amount of the original deposit when such deposit is reduced to twenty-five (25) percent of the original deposit. Any funds unexpended for review shall be refunded to the Applicant.
- C.** The Planning Commission shall consider such application for Conditional Use at its next regularly scheduled meeting and shall thereafter render an advisory report to the Board of Supervisors.
- D.** The Board of Supervisors shall consider the Conditional Use application at its next regularly scheduled meeting after receipt of the Planning Commission's report, but in no event more than ninety (90) days after the initial review of the Planning Commission. It shall thereafter grant or deny the Conditional Use application or to grant it with

conditions. In considering the application, the Board shall use the following standards and criteria, as well as those provided for in Article 21, Section 2112:

1. The size, scope, extent and character of the proposed development are consistent with the area and topography of the tract involved and promote the harmonious and orderly development of the district.
2. The proposed development constitutes an appropriate use consistent with the character and type of development in the area and will not substantially injure or detract from the use of surrounding property.
3. The proposed use is suitable with respect to traffic and highways in the area and provides for adequate internal circulation and access, loading and unloading and off-street parking arrangements in order to protect major streets and highways from undue congestion and hazard.
4. Major street and highway frontage will be developed so as to limit the total number of access points and to encourage the frontage of buildings on parallel marginal roads or roads perpendicular to a major street or highway.
5. The proposed development is reasonable in terms of the logical, efficient and economical extension of public services and facilities such as public water and sewerage and the provision for police and fire protection.
6. The proposed development conforms to all regulations of the Edmont Township Subdivision and Land Development Ordinance.
7. The proposed development is consistent with the Edmont Township Comprehensive Plan.
8. The proposed development is consistent with the purposes set forth in Section 1200 herein.

1204.E.

1204.F.

- E.** If the Board of Supervisors shall approve the Conditional Use or shall approve it with conditions to which the applicant has agreed or from which he has not taken an appeal, then all construction and development shall be strictly in accordance with the plans as approved or as approved with conditions (including, inter alia, in either case, architectural features, landscaping, buffering and the like).
- F.** If no land development plan shall be filed with the Township within twelve (12) months of approval of a Conditional Use, the use shall lapse and shall not thereafter be permitted except if an applicant files a new application for approval under the terms of this Article.