

ZONING

PO/B PLANNED OFFICE/BUSINESS

The purpose of the PO/B District is to provide highly visible and appropriate locations for major business developments, including offices and limited commercial uses. To balance these areas typically affected by traffic patterns, special requirements are included for coordinated circulation improvements to support the permitted development.

DIMENSIONAL TABLE

MIN. TRACT SIZE	6 acres
MIN. LOT SIZE	30,000 square feet
MIN. TRACT WIDTH	225 square feet
MIN. LOT WIDTH	
at Street Line	100 feet
at Street Line (Mnr Arterial)	250 feet
at Street Line (PA Route 248)	350 feet
MAX. BUILDING HEIGHT**	
Principal Structure	65 feet
MAX. COVERAGE	
Building	40%
Impervious Surface	70%
MIN. YARD SETBACK*	
Front Yard	35 feet
Side Yard	35 feet
Rear Yard	35 feet
Side Yard (within same tract)	20 feet

* Corner lots have two front yards and two side yards. See § 190-804.

** See § 190-408 for additional height standards.

PERMITTED USES

PRINCIPAL USES

PERMITTED BY RIGHT

Artisan, craft, exercise or performing arts studio
 Bank or financial institution
 Bar or tavern
 Beverage production - microbrewery
 Business services establishment
 Commercial indoor recreation use
 Community center or cultural center
 Community garden
 Convenience store
 Convention, conference, banquet or training center
 Crop farming
 Day-care center, adult
 Day-care center, child
 Essential services
 Forestry
 Group care facility
 Governmental and emergency services facility
 Medical or dental clinics and laboratories
 Mixed-use building
 Nursing home
 Office, professional

Personal care home or center
 Personal services establishment
 Public park/recreation
 Research, development, engineering or testing laboratory
 Restaurant, sit-down
 Retail establishment
CONDITIONAL USES
 Geothermal energy system
 Hospital
 Planned development
 School, commercial

SPECIAL EXCEPTIONS

Comparable commercial uses not specifically listed
 Restaurant, quick-service
 Theater
 Wireless communications facility, tower-based

ACCESSORY USES

PERMITTED BY RIGHT

Accessory use and structure which are clearly customary and incidental to a permitted principal use
 Auditorium
 Brew pub or tap/tasting room
 Bus shelter

Community-supported agriculture delivery station
 Day-care center as an accessory use
 Farmers market
 Food truck
 Home occupation, low-impact
 Home-based business, no-impact
 Keeping of pets
 Noncommercial recreational facility for household use or for residents of a development (including tennis courts and swimming pools)
 Outdoor dining area
 Residential accessory building, structure or use
 Satellite dish antenna or satellite antenna
 Solar energy system, small
 Temporary structure or use
 Urban keeping of livestock
 Wind energy system, small

SPECIAL EXCEPTIONS

Drive-through facility
 Helistop
 Walk-up window
 Wireless communications facility, nontower