

*Township of Collier, PA
Wednesday, May 25, 2022*

Chapter 27. Zoning

Part 16. PEDD PLANNED ECONOMIC DEVELOPMENT DISTRICT

§ 27-1601. Purpose.

[Ord. 687, 8/12/2015]

The purpose of this district is to promote economic development on large undeveloped tracts in a campus-style atmosphere, allowing for a compatible mix of uses that encourages an integrated living and working environment while preserving adequate buffers between dissimilar uses.

§ 27-1602. Authorized Uses.

[Ord. 687, 8/12/2015]

In the PEDD Planned Economic Development District, only the following uses are authorized:

1602.1. Permitted Uses.

A. Principal Uses:

- (1) Business or professional office, minor.
- (2) Commercial recreation, subject to § **27-1906.11**.
- (3) Commercial school.
- (4) Essential services.
- (5) Forestry.
- (6) Health club.
- (7) High-technology industry.
- (8) Major business or professional office, subject to § **27-1906.32**.
- (9) Medical office.
- (10) Private recreation, subject to § **27-1906.47**.
- (11) Public recreation, subject to § **27-1906.47**.
- (12) Research and development, including pilot manufacturing, subject to § **27-1906.52**.

B. Accessory Uses:

- (1) Fences, subject to § **27-2104**.
- (2) Home office or home occupation in a dwelling which is a nonconforming use.

- (3) Off-street parking and loading, subject to Part 22.
- (4) Outdoor hydronic heater, subject to § **27-1906.51**.
- (5) Signs, subject to Part 23.
- (6) Solar energy system (small), subject to § **27-1906.51**.
- (7) Temporary construction trailer or sales office, subject to § **27-2108**.
- (8) Warehousing of products produced on site, comprising no more than 25% of the gross floor area of the building.
- (9) Wind energy system (small), subject to § **27-1906.51**.
- (10) Other accessory uses customarily incidental to and on the same lot with any permitted use authorized in this district.

1602.2. Conditional Uses.

A. Principal Uses:

- (1) Cemetery, subject to § **27-1906.8**.
- (2) Clinic, subject to § **27-1906.25**.
- (3) Communications tower, subject to § **27-1906.12**.
- (4) Group care facility, subject to § **27-1906.22**.
- (5) Hospital, subject to § **27-1906.25**.
- (6) Hotel or motel, subject to § **27-1906.26**.
- (7) Mineral removal, subject to § **27-1906.34**.
- (8) Nursing home, subject to § **27-1906.25**.
- (9) Personal care boarding home, subject to § **27-1906.22**.
- (10) Planned office or research park, subject to § **27-1906.42**.
- (11) Planned recreation complex, subject to § **27-1906.43**.
- (12) Planned residential development, subject to Part 18.
- (13) Private-use helipad, subject to § **27-1906.46**.
- (14) Public or private school, subject to § **27-1906.9**.
- (15) Public transit park-and-ride facility, subject to § **27-1906.48**.
- (16) Public utility building or structure, subject to § **27-1906.49**.
- (17) Retirement community, subject to § **27-1906.53**.

B. Accessory Uses:

- (1) Communications antenna mounted on an existing building or existing, public utility storage or transmission structure, subject to § **27-1906.10**.
- (2) Solar energy system (large), subject to § **27-1906.51**.
- (3) Supporting commercial uses in a planned office or research park, subject to § **27-1906.42**.

- (4) Uses accessory to an approved conditional use, other than fences or signs, subject to § **27-1903.2**.

1602.3. Uses by Special Exception.

A. Principal Uses:

- (1) Day-care center, subject to § **27-1906.15**.
- (2) Temporary use or structure, other than a construction trailer or sales office, subject to § **27-1906.56**.
- (3) Comparable uses not specifically listed, subject to § **27-1905**.

B. Accessory Uses:

- (1) Uses accessory to an approved use by special exception, other than fences or signs, subject to § **27-1903.2**.

§ 27-1603. Area and Bulk Regulations.

[Ord. 687, 8/12/2015]

In the PEDD Planned Economic Development District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional uses and uses by special exception contained in Part 19.

1603.1. Minimum Site:

- A. Planned office or research park: 30 acres.
- B. Planned residential development: 30 acres.

1603.2. Minimum Lot Area:

- A. Planned residential development: same as R-3 District.
- B. All other individual lots: two acres.

1603.3. Minimum Lot Width:

- A. Planned residential development: same as R-3 District.
- B. All other individual lots: 200 feet.

1603.4. Minimum Lot Frontage: 50 feet.

1603.5. Maximum Impervious Surface Coverage: 50%.

1603.6. Minimum Building Size: 10,000 square feet (gross floor area).

1603.7. Minimum Front Yard:

- A. Planned residential development: same as R-3 District.
- B. All other individual lots: 50 feet.

1603.8. Minimum Rear Yard:

- A. Planned residential development: same as R-3 District.
- B. All other principal structures:
 - (1) Adjoining any S-C or R District: 100 feet.

(2) Adjoining all other districts: 50 feet.

C. All other accessory structures: 50 feet.

1603.9. Minimum Side Yard:

A. Planned residential development: See Part 18.

B. All other principal structures:

(1) Adjoining any S-C or R District: 100 feet.

(2) Adjoining all other districts: 25 feet or 75% of building height, whichever is greater.

C. All other accessory structures: 30 feet.

1603.10. Special Yard Requirements: See § **27-2104**.

1603.11. Permitted Projections Into Required Yards: See § **27-2105**.

1603.12. Maximum Height:

A. High-rise apartments: eight stories but no more than 100 feet.

B. Mid-rise apartments: six stories but no more than 75 feet.

C. All other principal structures: four stories but no more than 50 feet.

D. All accessory structures: one story but no more than 20 feet.

1603.13. Height Exceptions: See § **27-2106**.

§ 27-1604. Parking and Loading.

[Ord. 687, 8/12/2015]

See Part 22.

§ 27-1605. Signs.

[Ord. 687, 8/12/2015]

See Part 23.

§ 27-1606. Buffer Areas and Landscaping.

[Ord. 687, 8/12/2015]

See § **27-2103**.

§ 27-1607. Storage.

[Ord. 687, 8/12/2015]

See § **27-2110**.

§ 27-1608. Planned Residential Development Regulations.

[Ord. 687, 8/12/2015]

See Part 18.

