

ORDINANCE NO. 2012-02

**AN ORDINANCE OF MOUNT PLEASANT TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA, AMENDING THE MOUNT PLEASANT TOWNSHIP ZONING ORDINANCE OF 2007 BY ADDING THE WORDS LIVE-WORK UNIT AS A TERM DEFINED IN THE ORDINANCE; BY EXPANDING THE PURPOSE OF A COMMERCIAL DISTRICT TO ALLOW FOR COMMERCIAL AND RESIDENTIAL USES IN LIVE-WORK UNITS; BY PROVIDING THAT LIVE-WORK UNITS ARE ALLOWABLE USES IN THE VILLAGE OR COMMERCIAL DISTRICTS AS A CONDITIONAL USE; AND BY PROVIDING ADDITIONAL REQUIREMENTS FOR LIVE-WORK UNITS.**

IT IS HEREBY ENACTED AND ORDAINED by the Board of Supervisors of Mount Pleasant Township, Adams County, Pennsylvania, as follows:

Section 1

Article 2, subsection 202, is amended to add the following term and definition:

Live-Work Unit - A mixed use building or separate buildings for separate uses involving a commercial use or uses, such as a shop, studio, office, or other place of business, on the ground floor in combination with a dwelling unit or units located above or adjacent to such place(s) of business. A person or persons other than the proprietor of the business may occupy a Live-Work unit.

Section 2

Article 301.D. 8 is amended to provide:

8. C Commercial District - to provide for a wide range of commercial uses. To carefully locate commercial areas and commercial driveways to minimize traffic and congestion problems along roads. To allow for commercial uses in Live-Work Units to encourage the security and growth of businesses.

Section 3

Article 306.B.2 is amended to allow Live-Work Units in Business Zoning Districts as follows:

<u>Types of Uses</u>	<u>Zoning Districts</u>		
	V	C	I
Live-Work Units	C	C	N

Section 4

Article 4, Section 402.A providing for additional requirements for specific uses is amended by adding the following:

51. Live – Work Units

a. No nonresidential uses shall be located above a residential use in the same building.

b. No drive-thru uses shall be permitted.

c. Retail or service component occupying the first floor of the primary façade shall be architecturally blended in with the remainder of the building.

d. No more than twenty percent (20%) of the primary façade per nonresidential use shall be dedicated to obvious nonresidential uses (display window, signage, etc.).

e. Each residential unit shall be a minimum of six hundred (600) square feet (801.c).

f. Commercial/Village uses acceptable for mixing with a maximum of three residential units:

(1) Office/professional – doctor, dentist, medical lab, lawyer, veterinarian, chiropractor, studios, business etc. ( a use that involves administrative, clerical, financial and governmental operations).

(2) Retail (under 5000 square feet)

(3) Bakery/catering

(4) Hotel/Motel/Bed & Breakfast

(5) Child/Adult Daycare

(6) Restaurant

(7) Personal Services – barbers, beauty shops, shoe repair, appliance repair and other similar establishments

g. Adequate precautions shall be taken to prevent the intrusion of noise, odor, light, vibration, or other nuisances between the nonresidential and residential uses in the building. The exact means of compliance shall be verified through the Building Permit process.

h. Unit shall meet the most restrictive of the setback and dimensional requirements associated with its individual uses.

i. Unit shall be maintained under a single ownership.

j. A maximum of 5 uses (1 per each nonresidential use + 1 per each residential use) shall occupy a Unit.

k. Applicant may request an additional residential unit provided the sewage disposal needs of the lot do not require SFTF's (small flow treatment facilities with stream discharge).

l. Adequate water/sewage must be provided.

m. Required parking shall be the sum of the mixed uses as listed in table 6.1 of the zoning ordinance.

Section 5

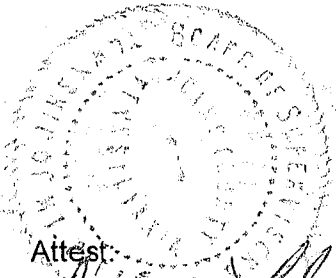
This ordinance shall take effect immediately. All ordinances or parts of ordinances inconsistent with the amendment proposed herein are hereby repealed.

Board of Supervisors  
Mount Pleasant Township

by: Larry E. Gehhart  
Its Supervisor

by: Richard F. Long  
Its Supervisor

by: C. A. Wil  
Its Supervisor



Attest:  
Mark A. Graft  
Its Secretary

Date of Adoption: MAY 24, 2012