

## E. Commercial and Consumer Service Uses

### E1 Retail Stores

Shops and stores selling commodities and goods to consumers: Not included under this use are the over-the-counter sale of alcoholic beverages in taverns and bars, and stores with greater than fifteen (15) square feet of floor area devoted to the display of pornographic materials described under use E2. For the purposes of this Ordinance, any retail store that provides for gasoline or fuel sales for motor vehicles directly to retail customers shall be considered to be a Motor Vehicle Gasoline Station, use E23. No drive-through is permitted.



- A. No single structure shall contain more than 35,000 square feet.
- B. Parking: one (1) off-street parking space for each two hundred (200) square feet of gross area used or intended to be used for servicing customers. Parking areas shall be adequately screened [See Section 3104(B)].
- C. Retail Stores with a floor area of more than 7,500 square feet shall meet the following additional requirements:
  1. This use shall be located on an arterial road.
  2. Outdoor collection stations shall be provided for garbage and trash removal. These stations shall be located to the rear of the structure and shall be screened from view and landscaped in accordance with Township Subdivision/Land Development ordinance requirements.
  3. Building Design - Buildings shall be designed to provide that new development reflects and enhances the visual, historic and cultural character of Buckingham Township. Exterior building materials shall be brick, wood, stone, tile, or other high quality materials. No concrete block or tilt-up concrete walls shall be permitted. All exterior colors shall be neutral or earth tone and have a low reflectance level. There shall be no uninterrupted lengths of blank wall longer than fifty (50) feet. Recesses and/or projections are required along a minimum of 20% of any wall. Walls shall be differentiated with recesses, windows, facade details, changes in color, or materials. Windows and/or arcades, not including awnings or overhangs, must comprise a minimum of 60% of any facade facing a public street. All sides of a building shall be architecturally consistent with the front facade and all building faces visible from the street or abutting properties shall have the same architectural features and style as the front facade. Rooflines may not be visually flat when viewed from any public street or abutting residential property and must conceal all HVAC or other roof-mounted equipment. Each principal building shall have design features to clearly identify the entrance, which shall serve as the anchor to pedestrian circulation. Weather protection features such as an awning or overhang shall be provided immediately adjacent to all public entrances.
  4. The use shall be designed to accommodate safely pedestrian and vehicular traffic. Continuous pedestrian circulation shall be provided throughout the site, inclusive of pad sites, and pedestrian connections shall be provided to adjacent sidewalks. No pedestrian connection may cross the vehicular path of a drive-up window. Sidewalks are required along any facade of the building that has a public entrance, abuts a parking area and/or abuts a public street. Minimum sidewalk width shall be 8 feet and all sidewalks shall be placed a minimum of 6 feet from the building facade and that area shall be utilized for foundation landscaping over at least 70% of its length. All primary pedestrian walkways shall be required to provide landscaping for not less than 50% of the length of such walkways. Benches and trash containers shall be provided at a minimum of one per every 100 feet along the walkway.



5. The plan shall provide for shopping cart corrals if shopping carts are to be used. Cart corrals shall be provided in addition to the required parking spaces.
6. The applicant must submit as part of the preliminary land development or subdivision plan an economic impact study based upon a ten (10) year horizon and indicating the market for the proposed facility and the area from which patrons will be attracted. The economic impact study shall evaluate the projected costs and benefits to the community resulting from the project including:
  - a. Projected costs to the Township arising from the demand for and required improvements to public services and infrastructure, including roads;
  - b. Value of improvements to public services and infrastructure to be provided by the project;
  - c. Projected tax revenues to be generated by the project;

- d. Projected impact of the project on surrounding land values and the potential loss or increase in municipal tax revenues resulting from such increase or decrease. (The project shall be designed to minimize any negative impacts to adjoining property values);
- e. Short-term and long-term projection of increased Township revenues and costs resulting from the proposed project.

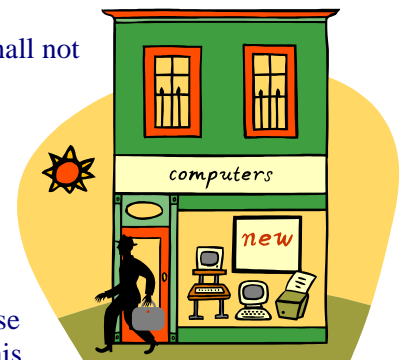


- f. The estimated net impacts to local employment, wages and salaries, retained profits, and the local income tax. The change in the estimated number of employees, employment types, and estimated wages generated by the project For purposes of determining this impact, the applicant must identify the number of jobs displaced or created, the quality of the jobs, whether the jobs are temporary or permanent, and the employment sector in which the lost or gained jobs are located;
- g. Estimate of how much revenue generated by the project will be retained and re-directed back into the economy of Buckingham;
- h. The impacts (including displacement of existing retailers) on business within the Township;

- i. Any measures available that will mitigate any materially adverse economic impacts, if any, identified by the applicant, if necessary;
- j. Establishing the market and financial feasibility of the project, including any market studies prepared for the project and any plans for phased construction;
- k. Demonstration of the applicant's financial ability to complete the project and to achieve long-term financial stability;
- l. Whether prior efforts to establish a retail store larger than 20,000 square feet within the identified impact area have been unsuccessful or whether the proposed use will have an adverse impact or economic benefit on grocery or retail shopping centers in the identified impact area;
- m. Whether any restrictions exist on the subsequent use of the property on which the retail store is proposed to be located, including the provisions of a lease if applicable, which, in the event the owner or operator of the retail store vacates the premises, would require the premises to remain vacant for a significant amount of time; and
- n. A proposal addressing plans for the reuse of the site in the case that the applicant abandons the large-scale building. The plan shall include design features that demonstrate availability of flexible features such as partitions and multiple or multiple entryways to facilitate reuse by multiple tenants if the building is abandoned. The plan for reuse shall be reviewed and adopted by the Board of Supervisors.

- 7. The use shall include a public amenity, such as an outdoor plaza, patio seating area, water feature, clock tower, or other amenity that will enhance the character of the area. The scale of the public amenities shall be in proportion to the size of the proposed store.
- 8. As part of the land development agreement for the establishment of a retail store of 7,500 square feet or greater, in accordance with El C. 6. 1. above, provisions shall be made for the removal or adaptive reuse of the structure by the applicant should the facility not be used for a period of 12 consecutive months. The Township shall require financial security to assure the plan of removal or adaptive reuse can be implemented.
- 9. Parking: five and one-half (5.5) parking spaces per one thousand (1,000) square feet of gross floor space. Only 50 percent of required parking spaces may be located between the front facade and the main road frontage. The remainder of the parking shall be distributed on other sides of the building or separated by means of intervening buildings, amenities, or other site features. All sides of the building that abut parking areas must have a customer entrance.
- 10. Loading docks shall be in the rear of the building and shielded from view and shall not be visible from adjacent residential districts or from public streets.
- 11. All loading docks, trash containment areas and outside work areas shall be constructed in such a manner as to promote sound abatement No deliveries or trash pick-up may occur between 9:00 PM and 6:00 AM when this use abuts a residential property.

- G. Tractor trailers, cargo boxes, or other vehicles or structures meant to be transportable shall not be used as accessory buildings or structures for storage. These shall be loaded or unloaded within 48 hours and shall not remain on a lot beyond this period of time.



H. The facade or side of any structure facing an abutting residential use shall:

1. Not contain any loading docks, trash containment areas, and outside work areas;
2. Be consistent with the size, height and bulk of the abutting residential use.
3. Employ the same materials and architectural details of the abutting residential use.

