

Summary prepared for the:  
LindenPointe Innovative Business Campus

Pages from the City of Hermitage Zoning Ordinance  
(Updated through May 27, 2009)

Planned Technical Park (PTP) &  
Planned Technical Park-2 (PTP-2) Zoning Districts

Permitted Uses and District Regulations

### **302.40 MHP Mobile Home Park District**

This Section is intended to create an environment in which the growth and development of mobile home parks may be encouraged in relationship to surrounding areas and development of the City as a whole.

### **302.60 Office Institutional Technical Districts**

There are four districts under this heading. They are all intended to permit a variety of office, institutional and technical activities within the City of Hermitage. These districts are intended to provide space for a number of operations but to do so in a manner which minimizes any adverse affects on nearby property.

**302.61 OB Office Building District.** A district which permits various types of traditional office structures and related activities.

**302.62 IN Institutional.** This district is designed to furnish space for various offices and institutional uses along with compatible activities.

**302.62(a) IN-2 Institutional-2.** This district is designed to furnish space for various offices and institutional uses, as well as various forms of senior citizen housing and compatible activities.

**302.62(b) IN-3 Institutional-3.** This district is designed to furnish space for various offices and institutional uses along with other compatible uses.

**302.63 PTP Planned Technical Park.** In this district the City of Hermitage recognizes that significant changes are occurring within the area economy. This zone is designed to accommodate the traditional office uses as allowed in the OB district while also permitting very light "high tech" activities which can take place in an office park setting with minimal adverse affect upon surrounding parcels and land uses. Although this district may front upon major traffic routes, or have direct access to them, it will generally abut residential districts. It therefore is the intent of this zone to be compatible with such residential areas. To achieve this compatibility the campus/office setting has been determined as most appropriate.

**302.63(a) Planned Technical Park-2 (PTP-2) Zoning District.** This zone is designed to provide a location for the development of technology related businesses and similar development in a campus-like setting.

### **302.70 Route 18 South Overlay District**

The purpose of this overlay district is to:

- A. Encourage the development of a pedestrian oriented corridor that links a variety of uses through streetscape amenities.
- B. Provide use options and alternatives for existing residential properties that front onto Route 18 South.
- C. Coordinate signage, building setbacks and site design standards along the City's southern gateway corridor, leading into the City's central business district.

### **303. ANNEXED AREAS**

Any territory hereafter annexed by the City of Hermitage will be automatically zoned R-1-100, until otherwise classified by the City.

### **304. DISTRICT BOUNDARIES**

District boundaries that are shown between the lines of streets, streams and transportation right-of-ways shall be deemed to follow the centerline. The vacation of streets shall not affect the locations of such district boundaries. When the Zoning Officer cannot definitely determine the location of a district

## **Planned Technical Park**

### Permitted Uses

Production, design, assembly, testing and repair of components, devices, equipment and systems of an electronic, electromagnetic or electromechanical nature, including:

- A. Data processing equipment and systems
- B. Computer software, firmware and hardware
- C. Communication, navigation, transmission, and reception equipment, control equipment
- D. Radio and television equipment
- E. Scientific, medical and chemical instruments
- F. Manufacture and assembly of precision optics
- G. Robotics, including systems and components for CAD/CAM
- H. Metering and testing instruments

Research offices and laboratories, including scientific testing.

Production, assembly and packaging of pharmaceuticals.

Chemical and physical science offices and laboratories.

Design offices and laboratories, including offices for engineers, cartographers, scientists, architects, landscape architects, planners, surveyors and similar professions engaged in the practice of designing, drafting, graphics or planning.

Photographic film processing; photoengraving; and photo-stating.

Professional, technical and scientific training or educational facilities.

Dwelling unit for caretaker, superintendent or security personnel whenever such use requires the actual on-site residence of such persons.

Business, professional and corporate offices.

Communications Antennas (308.44)

### Special Exceptions

Communications Towers (308.45)

### Conditional Uses

Lodging facilities with accompanying restaurant

Note: See Section 308.33 for all uses

## **PTP-2 Planned Technical Park-2**

### Permitted Uses

Production, design, assembly, testing and repair of components, devices, equipment and systems of an electronic, electromagnetic or electromechanical nature, including:

- A. Data processing equipment and systems.
- B. Computer software, firmware and hardware.
- C. Communication, navigation, transmission and reception equipment, control equipment.
- D. Radio and television equipment.
- E. Scientific, medical and chemical instruments.
- F. Manufacture and assembly of precision optics.
- G. Robotics, including systems and components for CAD/CAM.
- H. Metering and testing instruments.

Research offices and laboratories, including scientific testing.

Production, assembly and packaging of pharmaceuticals.

Chemical and physical science offices and laboratories.

Technical and scientific training or educational facilities.

Corporate offices with 15,000 square feet floor area or greater.

Communications Antennas (308.44)

### Special Exceptions

Communications Towers (308.45)

Note: See Section 308.33 for all uses

**Zoning Districts CC-1 and CC-2, HC and Institutional, Planned Technical Park,  
Office Building District, Light Industrial and Heavy Industrial**

	<u>CC-1 Central Commercial</u>	<u>CC-2 Central Commercial</u>	<u>HC Highway Commercial</u>	<u>Institutional, Institutional-2 &amp; Institutional-3</u>
Minimum Lot Area	30,000 sq. ft.	30,000 sq. ft.	40,000 sq. ft.	30,000 sq. ft.
Minimum Lot Width				
Corner Lot	150 ft.	150 ft.	180 ft.	150 ft.
Interior Lot	100 ft.	100 ft.	150 ft.	125 ft.
Minimum Front Yard	10 ft.	10 ft.	10 ft.	10 ft.
Minimum Side Yard	20 ft. <sup>2</sup>	20 ft. <sup>2</sup>	20 ft. <sup>2</sup>	20 ft. <sup>2</sup>
Minimum Rear Yard	50 ft.	50 ft.	50 ft.	50 ft.
Maximum Height Structure	60 ft.	90 ft.	60 ft.	45 ft. <sup>1</sup>
Maximum Lot Coverage	40%	40%	40%	25% in Institutional-2 30% in Institutional & Institutional-3

	<u>Planned Technical Park and Planned Technical Park-2</u>	<u>Office Building District</u>	<u>Light Industrial</u>	<u>Heavy Industrial</u>
Minimum Lot Area	40,000 sq. ft.	35,000 sq. ft.	40,000 sq. ft.	40,000 sq. ft.
Minimum Lot Width	150 ft.	200 ft.	160 ft.	160 ft.
Minimum Front Yard	50 ft.	50 ft.		50 ft.
Major Highway			50 ft.	
Secondary Highway			40 ft.	
Minimum Side Yard	10 ft. <sup>2</sup>	25 ft. <sup>2</sup>	25 ft. <sup>2</sup>	50 ft. <sup>2</sup>
Minimum Rear Yard	50 ft.	50 ft.	35 ft.	35 ft.
Maximum Height Structure	45 ft. <sup>1</sup>	45 ft. <sup>1</sup>	60 ft.	60 ft.
Maximum Lot Coverage	25%	30%	50%	50%

<sup>1</sup> Not to exceed three stories.

<sup>2</sup> For corner lots, all yards fronting on a street shall be considered front yards.

### **308.32 Clubs and Lodges**

- (a) Shall be located on a lot of not less than 10 acres in size.
- (b) All lighting shall be arranged so as to prevent glare to adjoining properties.
- (c) All buildings, parking areas and recreational facilities shall be located no less than 50 feet from adjoining properties.
- (d) Screening shall be provided where buildings, parking areas or recreational facilities are located within 100 feet of any adjacent property containing a residence or residences.

### **308.33 Planned Technical Park and Planned Technical Park-2**

It is the intent of this use designation to provide a campus-type setting in a visually attractive environment to accommodate employment-generating entities in office, technical and precision areas. All references within this Section to "Planned Technical Park" shall apply to development within both the Planned Technical Park and Planned Technical Park-2 Districts.

A planned technical park is to be an effective and unified treatment of the development possibilities on the project site, and the development plan should contain appropriate provision for the preservation of streams and stream banks, wooded cover, rough terrain and similar areas.

The planned technical park shall also be planned and developed to harmonize with any existing or proposed development in the area surrounding the project site.

#### **308.33(a) Area Regulations**

- (1) Minimum Area. The minimum area of a planned technical park shall be as follows:
  - a. Technical Park            25 acres
  - b. Technical Park Lot        40,000 sq. ft.
- (2) Minimum Dimensions. Minimum lot width shall be 150 feet. Setbacks shall be as per the Table 307.10.
- (3) Lot Coverage. Buildings and structures shall not occupy more than 25% of the area of a technical park lot.
- (4) Maximum Building Height. Forty-five feet.
- (5) Location. A planned technical park shall abut on, or have direct access to a major highway thoroughfare, capable of handling the traffic generated by the proposed development. No local residential streets shall be used as access to a planned technical park development.
- (6) Minimum distance. Minimum distance between buildings on the same or separate parcels - 30 feet.
- (7) Buffer Requirements. Where a planned technical park abuts a residentially zoned area, a buffer shall be required in conformance with Section 413 of this Ordinance. If a differently designed or greater buffer strip has been approved as part of the preliminary and final development plan, then it may supersede the requirements of Section 413 for the locations in the planned technical park where it has been so approved.

#### **308.33(b) Application for a Planned Technical Park**

- (1) Outline Development Plan. The Outline Development Plan is a conceptual guide for the development of the planned technical park, and must illustrate the developer's intent as to proposed street system layout and circulation patterns, sewage and drainage facilities,

landscaping and architectural character of proposed buildings, and relationship of the planned technical park to surrounding land uses and the community as a whole. Approval of an Outline Development Plan is required prior to the submission of a preliminary subdivision plan for a planned technical park development, and all preliminary and final subdivision and land development plans submitted thereafter shall be in conformance with the approved Outline Development Plan.

The Outline Development Plan is not a final engineering design, but must show all required items schematically and in sufficient detail to permit their proper review and evaluation. The Outline Development Plan must be in conformance with the design standards of the Hermitage Subdivision and Land Development Ordinance and the standards of this Section of the Zoning Ordinance.

The Outline Development Plan must be prepared with ink on one or more mylar pages of the same size, and be drawn at a scale of one inch equals 100 feet. The Outline Development Plan must address development of the entire park, and must include the following items:

- (a) Existing and proposed topography (2 ft. c.i. - U. S.G.S. datum).
- (b) Proposed street system layout and circulation patterns and typical cross-section of proposed streets.
- (c) General plan of sanitary sewer facilities including general location and description of proposed lines and connection(s) to existing line(s), pump stations and/or treatment facilities.
- (d) Drainage plan and stormwater management plan, in accordance with the Stormwater Management Ordinance of the City of Hermitage.
- (e) Existing building(s) and plans for their proposed use, relocation or removal.
- (f) Existing natural vegetation, streams and lakes, wetlands, natural rock outcroppings and other site features as they relate to the proposed development.
- (g) Proposed lot layout, to the extent that it is possible to predict (this item shall remain flexible and nonbinding).
- (h) General landscape plan, especially treatment of perimeter areas. Plan must include description of proposed plantings, as to type, size and spacing, especially where being used to buffer neighboring residences. Where planting alone is insufficient, developer shall illustrate use of berming, mounding or other physical means to create effective screening or other landscape objectives. Outline development plan must also include proposed measures to guarantee continuing maintenance of plantings and other nonpublic facilities.
- (i) Plan showing the relationship of the planned technical park to all surrounding land uses for at least 500 feet from all property lines.
- (j) All proposed deed restrictions and protective covenants, including architectural design standards. Architectural design standards must include provisions detailing type of exterior building materials permitted. The standards must not permit exposed concrete block or corrugated metal siding.
- (k) A statement of present ownership of all land included within the proposed planned technical park, and other such ownership information as may be deemed necessary by the Hermitage Board of Commissioners.

### **308.33(c) Uses Permitted**

- (a) Principal Uses permitted shall be as per the table in Section 307.10.
- (b) Accessory Uses shall be permitted on the same lot with a principal use provided:
  - (1) That they are clearly incidental to, customary to and commonly associated with the operation of the principal use.
  - (2) That they are operated and maintained under the same ownership as the principal use, or be lessees or concessionaires thereof, and on the same lot or lots as the principal use.
  - (3) That they are conducted entirely within buildings or enclosures as provided in this Ordinance.
  - (4) That they do not include structures or structural features inconsistent with the principal use.
- (c) Exclusions. No use shall be permitted in a planned technical park which:
  - (1) Creates, causes, or contributes to objectionable noise, smoke, odor, dust, noxious gases, vibration, glare, heat, radiation, fire hazards, toxic or dangerous liquid or solid waste.
  - (2) Involves the use or production of any hazardous nuclear substance including, but not limited to, the production of hazardous nuclear radiation or waste that would be in violation of any Federal or State environmental protection regulations.

### **308.33(d) Development Standards**

- (a) Signage shall be limited to only an identification sign or kiosk in the front yard which may only be used to indicate the occupant/tenants of the development. This sign shall not exceed 4 feet in height by 6 feet in length and may be offset from the ground by a post system by up to 2 feet for an overall height not to exceed 6 feet. It is the intent that the center of the sign shall be at optimum viewing height to a person seated in an automobile. Identification signs shall be placed at least 20 feet from the front lot line. Informational signs with sign area of 2 feet by 2 feet will also be allowed for vehicular information. Such signs may include information such as parking, visitor parking and delivery. These signs may also be elevated so they can be easily viewed by persons in automobiles. Sign materials, lettering, etc., should be consistent and compatible with the architecture of the development. Changeable copy signs are not permitted.
- (b) Parking and driveway areas shall be paved.
- (c) Buildings shall be designed to reflect the intent of this zone to provide a pleasant campus-type of environment. Although the City will not impose design controls, building materials and arrangements shall reflect the purpose of the zone. Plain cement block structures, metal buildings and unfinished exteriors on structures will not be allowed.

All storage of materials and/or wastes must be within approved buildings and/or enclosed by a sight-obscuring fence or wall as approved by the Planning Commission and Board of Commissioners. Such storage building(s), fence(s) or wall(s) shall be architecturally compatible with the primary building(s) on the property, and be in compliance with the architectural design standards of the park.

- (d) Imaginative designs, landscaping and visual treatments are encouraged. If, in the opinion of the Board, the developer's design meets such criteria, a 10% percent lot coverage bonus will be awarded.
- (e) All approved submissions will be considered as part of the permit application.
- (f) Regardless of the activity within buildings in this district, the impact upon surrounding areas should be no more than that of an office building.

#### **308.34 Local Retail Business**

The purpose of this use is to allow smaller retail operations designed to serve neighborhood uses. Such uses shall:

- (a) Provide all parking as required by this Ordinance on lot.
- (b) Provide screen plantings along lot lines which abut residential uses.
- (c) All compressors shall be so enclosed as to baffle their sound from surrounding uses.
- (d) All dumpsters and or garbage/trash storage areas shall be enclosed.
- (e) Total building size shall not exceed 2,500 square feet.

#### **308.35 Chemical Storage, Sales and Distribution, Petroleum Products Wholesale Distribution**

The sale and handling of chemical and petroleum products, especially in bulk quantities represent a potential hazard to the community. Due to this, such uses must:

- (a) Present evidence that all required Federal and State permits, licenses, etc. have been secured, or are in the process of being secured. Specifically, the regulations of the Pennsylvania State Fire Marshal shall be followed. This includes approval of underground tank installation. The applicable standard(s) of the National Fire Protection Association Code shall also apply as determined by the Hermitage Fire Marshal. A certificate of occupancy will not be issued until all such permits are finalized.\*
- (b) Copies of plans showing any underground piping, storage facilities and related appurtenances as they involve chemical or petroleum products must be presented. "As built" corrections must be made before a certificate of occupancy is issued.\*
- (c) No structure involving the use, storage, or handling of chemical or petroleum products shall be within 400 feet of a residential use or district. In addition, all such uses shall conform to the regulations of the BOCA National Fire Prevention Code and the City's Fire Control Measures and Regulations.
- (d) For chemical operations, a list of substances to be handled at the development will be furnished.\*

\*This information will be shared with public safety organizations.

#### **308.36 Life Care Complexes**

A. Permitted uses, in conjunction with a life care complex shall be as follows:

- (1) Single-family attached dwellings for elderly persons.
- (2) Apartment building and condominiums for elderly persons.
- (3) Health care facility for elderly persons who require nursing or convalescent care for extended periods of time.
- (4) Accessory uses exclusively to meet the needs of the occupants of the complex.