



UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS  
WORKSHOP

December 12, 2023  
4:00 p.m.

AGENDA

LOCATION: Township Building, 140 Pottstown Pike, Chester Springs PA 19425

I.	Call to Order	Packet Page #
A.	Salute to the Flag	
B.	Moment of Silence	
C.	Inquire if any Attendee plans to audio or video record the Workshop	
II.	770 Pennsylvania Drive Conditional Use Application – Introduction	2
III.	Resolution ~ Delinquent Tax Collection Attorney's Fees ~ consider adoption	11
IV.	C-3 and LI Zoning District Uses ~ Discussion	15
V.	Open Session	
VI.	Adjournment	



UPPER UWCHLAN TOWNSHIP  
140 Pottstown Pike  
Chester Springs, PA 19425  
610-458-9400 Fax 610-458-0307

CONDITIONAL USE APPLICATION

Tax Parcel Number: 32-3-81.5 Date: November 10, 2023

Name of Applicant: Hankin Group

Address: 707 Eagleview Boulevard, Exton PA 19341

Telephone: (601) 458-1900 Email: neal.fisher@hankingroup.com

Owner of Parcel: Hankin Group

Address / Location of Parcel: 770 Pennsylvania Drive

Zoning District: PI Existing Use: See attached Addendum

Article / Section Authorizing Conditional Use: Section 200-49.M(1)

Description of Proposed Conditional Use: See attached Addendum

This Application shall be accompanied by:

1. A fee of \$500.00 for Non-Commercial or \$1,000.00 for Commercial/Industrial;
2. Four (4) printed copies and an electronic copy of:
  - parcel plot plans (half of which can be of reduced size, i.e. 11 x 17)
3. Three (3) printed copies and an electronic copy of:
  - impact statements (if applicable pursuant to the Township's Zoning Ordinance §200-83),
  - and any other information pursuant to Zoning Ordinance §200-116, §200-117 (Conditional Uses, Conditional Use Standards).

▪ The Applicant will be responsible for reimbursing the Township for Consultants' Fees and Legal Fees, and if additional Hearings are necessary, a Fee will be charged for each Additional Hearing:  
Non-Commercial \$250.00/Hearing; Commercial/Industrial \$500.00/Hearing

I hereby depose and say that all of the above statements, and the statements contained in any papers submitted herewith, are true to the best of my knowledge and belief.

Neal Fisher  
Printed Name of Applicant

Neal Fisher  
Signature of Applicant

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF CHESTER

Sworn to and subscribed before me this  
10th day of November, 2023.

Carla Capone  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
CARLA CAPONE - Notary Public  
Chester County  
My Commission Expires September 23, 2024  
Commission Number 107088  
Form Revised August 2021

## **770 PENNSYLVANIA DRIVE CONDITIONAL USE APPLICATION ADDENDUM**

**November 10, 2023**

Hankin Group (“Applicant”) is the owner of an approximately 7.23 acre property located at 770 Pennsylvania Drive and identified as Chester County UPI No. 32-3-81.5 (“Property”). The Property is situated north of Pennsylvania Drive and south of the Pennsylvania Turnpike, and is Lot 6 in Eagleview. The Property is zoned PI Planned Industrial/Office District and improved with an approximately 63,000 square foot flex building. Approximately 31,500 square feet of the existing building is used for office use and approximately 31,500 square feet is used for warehouse use.

Applicant is seeking conditional use approval for a manufacturing use on the Property, pursuant to Section 200-49.M(1). The manufacturing use will occupy approximately 20,000 square feet of the existing space in the building. The office use will be reduced to approximately 21,500 square feet and the warehouse use will also be reduced to approximately 21,500 square feet. The area of the building that will be utilized for the manufacturing use is shown in orange on the enclosed Conditional Use Plan for Eagleview Lot 6 prepared by Chester Valley Engineers, Inc. dated November 9, 2023. There are no changes proposed to the existing site improvements on the Property.

No traffic impact is anticipated to occur with the change to manufacturing use in a portion of the building. Based on the enclosed trip generation analysis prepared by Traffic Planning and Design, Inc. dated November 6, 2023, the peak hour trip generation of the existing and proposed uses on the Property is similar to or slightly less than the peak hour trip generation of the previously approved uses in the building.

The device which would be manufactured on the Property is known as KoKo. Between 5-10% of women have excessive uterine bleeding associated with childbirth, which is often caused by the uterus failing to contract. The device is a catheter-based technology that is inserted through the birth canal into the uterus and aids in the contraction of the uterus to stop post-partum bleeding.

ZONED: LI LIMITED INDUSTRIAL DISTRICT

ZONED: PI PLANNED INDUSTRIAL / OFFICE DISTRICT

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**EH CREATIVE SERVICES LLC**  
**16 MANOR ROAD**  
**PAOLI, PA 19301**  
**610.322.7154**  
[erik@erikhetzel.com](mailto:erik@erikhetzel.com)

# Memorandum

To: Neal Fisher, PE

From: Erik Hetzel, AICP/PP, LEED AP

Date: November 10, 2023

Re: Fiscal Impact Analysis – Eagleview Lot 6 (770 Pennsylvania Avenue)

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Hankin Group is proposing to adapt 20,000 square feet of the existing 60,000-square-foot building at 770 Pennsylvania Avenue to manufacturing use. KoKo Medical will be manufacturing a medical closure device used to close the cervix when it does not occur naturally during childbirth. Along with the improvements to the currently underutilized building, the company expects to create approximately 35 jobs at the site. It is projected that the proposed change in use will result in beneficial, net-positive annual fiscal impacts to both Upper Uwchlan Township and the Downingtown Area School District, as described in Table 1.

**Table 1**  
**Summary of Annual Fiscal Impacts**

	<b>Tax Revenues</b>	<b>Expenditures</b>	<b>Net Fiscal Impact</b>
Upper Uwchlan Township	\$4,807	(\$3,469)	<b>\$1,338</b>
Downingtown Area School District	\$31,894	\$0	<b>\$31,894</b>
<b>TOTAL</b>	<b>\$36,701</b>	<b>(\$3,469)</b>	<b>\$33,233</b>

Fiscal impacts presented in this analysis were estimated using a methodology developed by the Rutgers University Center for Urban Policy Research, as originally described in The New Practitioner's Guide to Fiscal Analysis<sup>1</sup> and further developed in a

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<sup>1</sup> Burchell, Robert W., David Listokin, et al. *The New Practitioner's Guide to Fiscal Impact Analysis*, New Brunswick, NJ: Rutgers, The State University of New Jersey, 1985.

later publication by the same authors entitled Development Impact Assessment Handbook<sup>2</sup>.

### **Revenue Impacts**

**Real Estate Property Tax** - At project completion, the portion of the building dedicated to the proposed use will have a total market value of approximately \$2.64 million, which translates to an assessed value of approximately \$949,640. This assessment calculation is based on the current (2023-2024) Chester County common-level ratio of 2.78, which estimates assessed value at approximately 35.97% of market value. The Township levies the real estate tax at the rate of 1.034 mills, which will generate approximately \$982 annually to the Township. The School District millage rate is currently 29.558 mills, which applied the assessment describe above, will generate approximately \$28,069 in real estate taxes to the School District annually.

**Earned Income Tax (EIT) Revenues** – Workers who reside in Upper Uwchlan Township pay the EIT at the rate of 1.0%, with 0.5% going to each the Township and School District. The EIT is also levied at the rate of 1.0% on non-residents who do not pay the EIT in their home jurisdictions with the full amount of the tax going only to the Township. The applicant estimates that the proposed use will create 35 jobs at this location with an estimated annual wage of \$85,000 per employee. We cannot project where these employees will reside, nor whether they will be paying the EIT to their home jurisdictions. Hence, we conservatively assume that 25% of the workers (or, 9 of the total 35 workers) will be eligible to pay the EIT as Township residents. Under the foregoing assumptions, the EIT will generate revenues totaling \$3,825 to the Township and \$3,825 to the School District.

### **Regional Economic Impacts**

The proposed development will have a beneficial economic “ripple effect” in the local economy, as the new employees use goods and services in and around Radnor Township. In addition, the building improvements will provide construction jobs and result in construction-related consumption expenditures in the local and regional economies. These impacts are not reflected in the summary table included in this memorandum but will provide economic benefits over and above the annual revenues described therein.

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<sup>2</sup> Burchell, Robert W., David Listokin, et al. *Development Impact Assessment Handbook*. Washington, D.C.: ULI-the Urban Land Institute, 1994.

### **Cost Analysis**

Annual Township and School District expenditures attributable to the proposed development were projected using the Per Capita Multiplier Method described in the Development Impact Assessment Handbook. In calculating the per capita expenditure value for the Township, the methodology uses information from the current (2023) Township budget and accounts for the fact that costs are divided differently among serving both residential and non-residential portions of the Township, based on the actual mix of land uses provided by the County Board of Assessment. This analysis estimates annual per capita costs at \$99.11 per employee. Overall, it is estimated that the proposed development will result in Township costs totaling approximately \$3,469 annually, which is essentially offset by revenues totaling \$4,807 annually from the tax sources described previously.

The proposed change in this non-residential use will not generate any school-aged children and hence, will not result in additional costs for the School District.

### **Conclusions and Summary**

In conclusion, the net positive fiscal impact in terms of projected revenues over costs for Upper Uwchlan Township is expected to be over \$1,300 annually at project completion. The projected net positive fiscal impact to the Downingtown Area School District is projected to be over \$31,000 per year. The combined net positive fiscal impact for both taxing authorities is estimated at over \$33,000 annually. Table 2 on the next page summarizes the project details and fiscal impacts to the Township and School District.

**Table 2**  
**Summary of Project Details and Fiscal Impacts**

	<b>Manufacturing Use</b>
<b>Project Details - 770 Pennsylvania Avenue</b>	
Non-Residential Square Feet	20,000
Market Value of Proposed Development	\$2,640,000
Assessed Value (approx. 35.97% of market value)	\$949,640
New Residential Population	0
New School-Aged Children	0
New Employees	35
Annual Wages per Employee	\$85,000
<b>Upper Uwchlan Township Fiscal Impacts</b>	
Real Estate Tax Revenue (1.034 mills)	\$ 982
Earned Income Tax Revenue (0.5%)	\$ 3,825
Total Township Revenues	\$ 4,807
Total Township Expenditures	\$ (3,469)
<b>Net Township Fiscal Impact</b>	<b>\$ 1,338</b>
<b>Downington Area School District Fiscal Impacts</b>	
Real Estate Tax Revenue (29.558 mills)	\$ 28,069
Earned Income Tax Revenue (0.5%)	\$ 3,825
Total School District Revenues	\$ 31,894
Total School District Expenditures	\$ -
<b>Net School District Fiscal Impact</b>	<b>\$ 31,894</b>
<b>Total Development-Generated Revenues (Township + School District)</b>	<b>\$ 36,701</b>
<b>Total Development-Generated Expenditures (Township + School District)</b>	<b>\$ (3,469)</b>
<b>Total Net Annual Fiscal Impact (Township + School District)</b>	<b>\$ 33,233</b>



TRAFFIC PLANNING AND DESIGN, INC.

[WWW.TRAFFICPD.COM](http://WWW.TRAFFICPD.COM)

**November 6, 2023**

Mr. Neal Fisher  
The Hankin Group  
707 Eagleview Boulevard  
Exton, PA 19341

**RE: Eagleview – Lot 6 (770 Pennsylvania Drive)**

*Upper Uwchlan Township, Chester County, PA*

TPD# HANK.00035

Dear Mr. Fisher:

As requested, Traffic Planning and Design, Inc. (TPD) has completed a traffic analysis in conjunction with Eagleview Lot 6 building at 770 Pennsylvania Drive. The site is bound by Pennsylvania Drive to the south and the Pennsylvania Turnpike to the north, in Upper Uwchlan Township, Chester County, Pennsylvania. The site is served currently served by two (2) driveways to Pennsylvania Drive. Per the 3/17/00 approved land development plan, prepared by Chester Valley Engineers, Inc., the building was approved to consist of 31,500 square feet (s.f.) of office and 31,500 s.f. of warehouse. It is TPD's understanding that 21,500 s.f. of office exists, 21,500 s.f. of warehouse exists, and 20,000 s.f. of manufacturing is proposed. This letter has been prepared to compare the trip generation of the approved uses to the exiting/proposed uses.

**TRIP GENERATION**

The trip generation rates for the existing and proposed uses were obtained from the current manual *Trip Generation*, Eleventh Edition, 2021, an Institute of Transportation Engineers (ITE) Informational Report. For the building, Land Use Codes 140 (Manufacturing), 150 (Warehousing), and 710 (General Office Building) from *Trip Generation* was used to calculate the number of vehicular trips the development will generate during the weekday A.M. and P.M. peak hours. **Table 1** shows the rates for the analyzed time periods.

**TABLE 1**  
**TRIP GENERATION DATA**

Land Use - ITE #	Peak Hour	Equation
Manufacturing - #140	A.M. Peak	$T = 0.68*(X)$
	P.M. Peak	$T = 0.74*(X)$
Warehousing - #150	A.M. Peak	$T = 0.17*(X)$
	P.M. Peak	$T = 0.18*(X)$
Office - #710	A.M. Peak	$T = 1.52*(X)$
	P.M. Peak	$T = 1.44*(X)$

**Table 2** below compares the trip generation of the approved uses to the planned uses within Lot 6.

**TABLE 2**  
**TRIP GENERATION COMPARISON**

Use	Approved Size	Peak Hour Total Trips		Existing/ Proposed Size	Peak Hour Total Trips	
		AM	PM		AM	PM
Office	31.5 ksf	48	45	21.5 ksf	33	31
Warehouse	31.5 ksf	5	6	21.5 ksf	4	4
Manufacturing	---	---	---	20.0 ksf	14	15
<b>Total</b>	<b>63 ksf</b>	<b>53</b>	<b>51</b>	<b>63 ksf</b>	<b>51</b>	<b>50</b>

As shown in **Table 2**, the approved uses/sizes of the building would generate approximately 53 trips during the weekday A.M. peak hour and 51 trips during the weekday P.M. peak hour. The existing/proposed uses generate approximately 51 trips during the weekday A.M. peak hour and 50 trips during the weekday P.M. peak hour. Therefore, the peak hour trip generation of the existing/proposed uses at the Lot 6 building are comparable, or slightly less than the previously approved uses within the building.

Please do not hesitate to contact us if you have any questions or comments.

Sincerely,

TRAFFIC PLANNING AND DESIGN, INC.



Guido W. DiMartino, P.E.

Regional Leader – Transportation Planning

**ACT 20 RESOLUTION**

**UPPER UWCHLAN TOWNSHIP**

**Resolution #**

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**A RESOLUTION OF UPPER UWCHLAN TOWNSHIP,  
CHESTER COUNTY, PENNSYLVANIA**

**ESTABLISHING REASONABLE ATTORNEYS COSTS OF COLLECTION FOR  
DELINQUENT REAL ESTATE TAX AND DELINQUENT MUNICIPAL CLAIMS AND  
IMPOSING THE COST OF SUCH COLLECTION UPON THE DELINQUENT  
TAXPAYER.**

**WHEREAS**, Upper Uwchlan Township ("Township") has encountered considerable expense in collecting its delinquent taxes, assessment charges and other municipal claims; and

**WHEREAS**, the Township must reasonably provide services to those taxpayers who promptly pay their taxes and municipal charges; and

**WHEREAS**, the Township deems it to be in the best interest of the citizens of the Township to impose the cost of delinquent collections directly upon the delinquent taxpayer; and

**WHEREAS**, this Resolution is enacted pursuant to the Municipal Claims and Tax Lien Law.

**NOW, THEREFORE, IT IS HEREBY ORDAINED AS FOLLOWS:**

1) This Resolution shall be known as the Municipal Claim and Tax Collection Resolution.

2) Hereinafter, for every delinquent claim, charge, tax, assessment, levy or obligation owed to Upper Uwchlan Township, there shall be added to such claim, charge, tax, assessment, levy or obligation such charges, expenses, and attorneys' fees incurred in the collection process. Such additional charges shall be collected in addition to such interest and penalties as are allowed by law. They shall further be collected in the same manner and with the full authority as other municipal claims of any nature, and shall be deemed to be a municipal claim and collectable and lienable as such. Service charges including delinquent account service fees are specifically authorized to be added to the claim, charge, tax assessment, levy or obligation without prior notice to the delinquent taxpayer. Attorneys' fees shall be added to the claim, charge, tax assessment, levy or obligation subsequent to proper notification to taxpayers of the intent to impose attorney's fees on delinquent obligations in accordance with Act 20.

3) Such fees shall be reasonable and the same are hereby established in a fee rate as attached hereto and made a part hereof as Schedule "A". Said schedule of fees is hereby deemed to be reasonable, fair and necessary in order to allow the Township to collect such sums due it. This schedule may be amended by Resolution.

4) Any person or entity empowered to collect sums on behalf of the Township is directed to add such fees as are incurred to the extent allowed and set forth on Schedule "A". Such sums collected pursuant to this Resolution shall be in addition to any tax, penalty, interest, costs or fees already part of the delinquent account or assessment.

5) Attorney fees incurred to the extent set forth on Schedule "A" shall be added to all unpaid real estate tax claims or municipal claims of any nature arising or imposed subsequent to the date of adoption of this Resolution, or which become delinquent or are re-determined to be delinquent subsequent to this date. Prior to the time when such fees are added to any underlying claim, the tax collector shall first give the taxpayer such notice as required by law. The tax collector or other collector shall so notify the taxpayer by sending such notice to the taxpayer's last known address by mailing notices in the manner prescribed by the Act of the Pennsylvania General Assembly, known as Act 20 of 2003.

6) Any Resolution in conflict with this Resolution shall be deemed to have been repealed to the extent of the conflict. If any portion of this Resolution or Schedule is deemed to be illegal or unconstitutional, then it is the intent of Council that it would have enacted the balance of this Resolution and Schedule irrespective of said invalid portion.

7) This Resolution shall become effective immediately.

RESOLVED and ORDAINED into law this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Upper Uwchlan Township  
Board of Supervisors

Attest:

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Gwen A. Jonik, Township Secretary

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Sandra M. D'Amico, Chair

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Jennifer F. Baxter, Vice-Chair

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Andrew P. Durkin, Member

## **SCHEDULE OF MUNICIPAL CLAIM RECOVERY COSTS ATTORNEY FEES AND SERVICE CHARGES**

### **I. Account Management:**

- 1) Delinquent account servicing fee, including records imaging and detailed recordkeeping, office staffing, computer equipment and software, office space, telephone, printing and imaging equipment, and supplies used to generate delinquent notices and to establish monthly payment plan—10% of tax, penalty and interest due.

### **II. Certified Notice and Civil Litigation:**

2)	Prepare and mail Thirty-day Delinquent Notice.	\$50.00
3)	Prepare and mail Legal Demand Letter	\$50.00
4)	Prepare and mail Lien Letter	\$50.00
5)	File Municipal Claim	\$150.00
6)	Prepare District Judge Complaint.	\$75.00
7)	Preparation of District Judge Hearing	\$150.00
8)	Docketed District Judge Hearing	\$100.00

### **III. Appeals, Arbitration and Sheriff Sale:**

9)	Scheduled or posted Constable execution sale.	\$350.00
10)	Prepare Arbitration complaint.	\$150.00
11)	Prepare General Docket Proceeding.	\$375.00
12)	Trial, arbitration or mediation.	\$350.00
13)	Negotiate and prepare subsequent payment plan agreement.	\$75.00
14)	Prepare Writ of Scire Facias Sur tax lien in furtherance of Sheriff Tax Sale.	\$600.00
15)	Federal Tax Lien Notification and Judgment	\$200.00
16)	Sheriff Sale Claim Notice	\$50.00
17)	Prepare Reissue Writ.	\$125.00
18)	Title search for Sheriff sale.	\$250.00
19)	Title search bring down	\$50.00
20)	Enter default judgment.	\$225.00
21)	Issue Writ of Execution in Sheriff Sale.	\$700.00
22)	Sheriff Sale/Trial Postponement	\$100.00
23)	Scheduled or posted Sheriff Sale.	\$500.00
24)	Obtain Free and Clear Order	\$200.00

### **IV. Miscellaneous:**

25)	Paralegal/Law Clerk Rate	\$100.00/hr
26)	Attorney Rate	\$150.00/hr

27)	All other clerical work not itemized above.	\$50.00/hr
28)	Special search for defendant locale	\$100.00
29)	Motion for Alternate Service	\$200.00
30)	Filing Bankruptcy/Estate Claims	\$75.00
31)	Partial payment fee – where payment received does not pay account in full.	\$3.00
32)	Fee for check returned from bank (NSF, Acct. Closed, etc).	\$29.00

Schedule "A"

# 12/09/2022

Category	C-3 Zoning District
<b>Purpose</b>	<p>to provide for retail and service uses in an area of the Township accessible to a regional highway system. The C-3 District establishes standards for a unified and organized arrangement of buildings, service and parking areas, to facilitate access management and provide for safe, convenient and attractive commercial activity in the Township.</p>
<b>By-Right</b>	<p>(1) Business or professional office, bank or other financial institution, passenger station for public transportation.</p> <p>(2) Individual retail store or shop for sale of food, groceries, drugs, dry goods, clothing, furnishings and other household supplies, variety, electronic goods and supplies, automotive supplies, general merchandise, hardware and garden supplies, provided that no sale or dispensing of gasoline or other fuels and no adult-oriented use shall be permitted.</p> <p>(3) Eating and drinking establishment, confectionery shop, bakery, or other place serving food or beverages.</p> <p>(4) Personal service establishment, including but not limited to barbershop, beauty salon, shoe repair, tailor, dressmaker, repair of small appliances or electronic goods, or dry-cleaning service.</p> <p>(5) Retail or wholesale establishment for the sale of plumbing and heating equipment and supplies, lumber yard, including the customary storage and work yards incidental thereto.</p> <p>(6) Educational or religious use.</p> <p>(7) Cultural studio or facility.</p> <p>(8) Medical marijuana dispensary.</p> <p><a href="#"><u>(9) By-Right Uses allowed in the C1 district</u></a></p> <p><a href="#"><u>(10) Passenger station for public transportation,</u></a></p>
<b>Conditional Use</b>	<p><a href="#"><u>(1) (1)</u></a> Any two or more principal uses otherwise permitted by right, conditional use, or special exception as provided herein. As a condition of conditional use approval, the Board of Supervisors may require that any application for a combination of two or more principal uses comply with the provisions of § 200-70 of this chapter, as deemed applicable by the Board.</p> <p>(2) Day-care center.</p> <p><a href="#"><u>(3) Hotel or motel.</u></a></p> <p>(4) Bed-and-breakfast inn.</p> <p><a href="#"><u>(5) Bowling lanes, indoor theater, and other place of indoor amusement or recreation.</u></a></p> <p><a href="#"><u>(6) Sale or dispensing of gasoline as a principal or accessory use.</u></a></p> <p>(7) Vehicular sales establishment and sale of farming equipment in operable condition, provided that any used motor vehicle and any used trailer over 1,000 pounds shall bear a current state inspection sticker.</p> <p>(8) <del>Sale or bulk storage of coal, petroleum or other fuels, excluding, however, combustible trash or waste</del><u>Reserved.</u></p> <p>(9) Vehicular service establishment; service and <del>minor</del> repairs to motor-driven vehicles and farming equipment, <del>but not including body or fender repair, painting or major overhauling.</del></p> <p>(10) Car wash.</p> <p>(11) Adaptive reuse for historic preservation where indicated as a use subject to approval by the Board of Supervisors as a conditional use in accordance with Section 200-72.1.</p> <p>(12) Mixed-use dwelling.</p> <p><a href="#"><u>(13) Laboratory for scientific research and development.</u></a></p> <p><a href="#"><u>(14) Public recreational facilities, not accessory to a residential use, such as swim clubs, tennis courts and similar facilities, excluding however outdoor athletic fields</u></a></p>
<b>Accessory Use</b>	Accessory uses. In the C-3 Highway Commercial District, a building may be erected, altered or used, and a lot may be used or occupied for any customary <u>commercial</u> accessory use(s) provided that they are incidental to any permitted principal use

# 12/09/2022

Special Exception	(1) Municipal or public uses; governmental or public utility building or uses. (2) <del>Conversion of dwellings as set forth in § 200-63 Reserved.</del>
Other	Adaptive reuse for historic preservation where indicated as a use by right in accordance with § 200-72.1.

Category	<b>Limited Industrial District</b>
Purpose	to provide for limited industrial and other related intensive activities in the Township, to encourage the establishment of industrial uses which will offer additional employment opportunities <del>and an increased tax base for the Township</del> ; to establish reasonable standards governing industrial development to ensure its compatibility with the character of the area and adjacent land uses, and to locate industrial uses within close proximity to major roads in order to provide safe and efficient access by industrial-related traffic.
By-Right	<ul style="list-style-type: none"> <li>A. Assembly of office equipment and electrical appliances and supplies; and similar processes not to include the manufacturing of iron, steel, other metals or alloys, or metal processing.</li> <li>B. Manufacture of light industrial products from already prepared materials (such as wood, metal, cloth, leather, paper, plastic, glass); manufacture of professional, scientific, or electronic instruments; jewelry; watches, small appliances, and similar products.</li> <li>B.1. Medical marijuana grower/processor.</li> <li>C. Research, engineering, or testing laboratories.</li> <li>D. Public utility operating facilities.</li> <li>E. Printing or publishing establishment.</li> <li>F. Office building.</li> <li>G. Wholesale warehouse, and distribution.</li> <li>H. Churches/religious uses.</li> </ul> <p><b><u>I. By-Right Uses allowed in the C1 and C3 districts</u></b></p>
Conditional Use	<p><b><u>(1) (1)</u></b> Surface mining operations.</p> <p>(2) Sanitary landfills.</p> <p>(3) Junkyard.</p> <p>(4) Recycling collection center, excluding processing or transfer station.</p> <p>(5) Motor vehicle body or fender repair, including painting or major overhauling.</p> <p>(6) A helicopter landing pad as an accessory use to any of the uses permitted by right, by conditional use or by special exception, when such accessory use is authorized by conditional use procedure and providing that any such accessory use shall comply with the following:</p> <p>{(a) – (f) Helicopter specific requirements, not included in this summary}</p> <p>(7) Indoor health spas, fitness centers, indoor bowling lanes, indoor tennis courts and indoor skating rinks subject to all applicable requirements of the L-1 District and all other requirements of the Township's existing ordinances.</p> <p>(8) Tower-based wireless communication facilities.</p> <p>(9) Adult-oriented use, where located not less than 500 feet from any similar use and from any residence, church, or public or private school or day-care facility.</p> <p>(10) Municipal or public uses; governmental or public utility building or uses.</p> <p><b><u>(11) Laboratory for scientific research and development.</u></b></p> <p><b><u>(12) Public recreational facilities, not accessory to a residential use, such as swim clubs, tennis courts and similar facilities, excluding however outdoor athletic fields</u></b></p> <p>the following additional uses shall be permitted when established on a property designated by the Township as a Class I or Class II Historic Resource, where historical building(s) shall be adaptively re-used, and where an economic development license has been issued by the Board of Supervisors for the purpose of local economic</p>

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	development: (1) Bakeries. (2) Retail sales. (3) Restaurants; including tavern, brew pub, confectionary, ice cream stand, diner, sandwich or pizza parlor providing both dining and take-out service. (4) Adaptive reuse for historic preservation where indicated as a use subject to approval by the Board of Supervisors as a conditional use in accordance with Section 200-72.1.
<b>Accessory Use</b>	(1) Customary industrial accessory uses.
<b>Special Exception</b>	<i>Any use similar to the above permitted uses not specifically provided for herein, provided that the use meets the performance requirements of § 200-82 of this chapter Reserved.</i>
<b>Other</b>	Adaptive reuse for historic preservation where indicated as a use by right in accordance with § 200-72.1.