

Menallen Township Zoning Ordinance

Fayette County Pennsylvania

MX - MIXED USE CORRIDOR DISTRICT REGULATIONS

SECTION 3.5.01 PURPOSE

This Section outlines the provisions related to the Mixed Use (MX) Corridor district.

The intent of the MX District intends to provide for a mixed-use environment of business and higher density residential land uses along the major roadways of the Township. Due to the variety of business types and residential dwellings permitted, critical attention should be placed on site layout, building design, vehicle circulation, and coordination of site features between adjoining properties.

SECTION 3.5.02 LAND USES

(a) Permitted uses

- (1) Bakery
- (2) Bank / financial institution
- (3) Bed and breakfast inn
- (4) Bus / other transit shelter
- (5) Business services
- (6) Campgrounds
- (7) Child day care facility
- (8) Clinic
- (9) Convenience store
- (10) Cultural service
- (11) Dry cleaner
- (12) Dwelling, Multi-family (Garden apartments)
- (13) Dwelling, Multi-family (Duplex)
- (14) Dwelling, Single-family (Attached)
- (15) Dwelling, Single-family (Detached)
- (16) Educational institution
- (17) Emergency services
- (18) Essential services
- (19) Forestry
- (20) Funeral home / mortuary

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- (21) Health club
- (22) Laundromat
- (23) Office
- (24) Park
- (25) Parking lot
- (26) Personal care facility
- (27) Pet shop
- (28) Pharmacy
- (29) Photographic studio
- (30) Place of worship / religious institution
- (31) Recreation, private
- (32) Recreation, public
- (33) Restaurant (Carry-out, sit-down, fast food)
- (34) Retail store / shop less than 7,000 square feet
- (35) Retail store / shop up to 25,000 square feet
- (36) Studio, dancing or music
- (37) Tattoo parlor
- (38) Tavern / drinking establishment
- (39) Theater
- (40) Accessory uses, including:
 - i. Garage, community
 - ii. Garage, private
 - iii. Greenhouse
 - iv. Home-based business, no impact
 - v. Home occupation

(b) Special Exception uses

- (1) Assisted living facility
- (2) Automobile car wash
- (3) Automotive repair / service
- (4) Equestrian facility
- (5) Extractive industry
- (6) Flea market

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- (7) Garden center
- (8) Gasoline service station
- (9) Greenhouse, commercial
- (10) Night club
- (11) Nursery
- (12) Nursing home
- (13) Personal service shop
- (14) Private club
- (15) Small wind facility
- (16) Vehicle sales / rental/ service
- (17) Accessory uses, including:
 - i. Drive-thru

(c) Conditional uses

- (1) Boarding house
- (2) Family care facility
- (3) Group care facility
- (4) Group quarters

SECTION 3.5.03 GENERAL DESIGN STANDARDS

All proposed development and/or change in use of a structure within the MX District shall comply with the following:

(a) Building and Site Design.

- (1) Commercial development shall be designed in coordination with development on adjoining commercial sites when possible in order to limit haphazard development patterns.
- (2) New development shall contribute to the feeling of a unified district in scale and character. Materials and colors selected for the exterior of all buildings, structures and equipment shall blend with the natural colors of the surrounding environment.
- (3) Use of natural materials such as wood and stone shall be encouraged. Reflective materials shall be prohibited.

(b) All non-residential uses shall follow the regulations set forth in Section 4.5, Lighting.

(c) All properties shall conform to the Landscaping and Buffer Requirements set forth in Section 4.6.

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- (d) All properties shall conform to the traffic control, access, and off-street parking standards in Section 4.6 and Section 4.8.

SECTION 3.5.04 SITE DEVELOPMENT STANDARDS

(a) Conservation Subdivision Option

Residential properties in the MX District shall have the option of utilizing the standards set forth in Section 3.3.04 herein regarding Conservation Subdivisions, provided they meet all standards, regulations, and provisions set forth in Section 3.3.04 *et. seq.*

(b) Lot, Yard, and Height Requirements

The minimum lot area, maximum lot coverage by buildings and structures, minimum depth of front, rear, and side yard requirements, maximum height of structures and other bulk requirements for non-residential structures shall be specified in Table 3.5-1 and for residential structures in Table 3.5-2:

Table 3.5-1: Mixed Use District Lot Requirements	
Minimum Lot Area for non-residential properties	1 acre
Minimum Lot Area for residential properties	0.50 acre
Minimum Lot Width	40 feet
Maximum Structure Height	35 feet *
<i>Building Setback Requirements</i>	
Minimum Front Setback for properties fronting on SR 40	30 feet
Minimum Front Setback for all other properties	15 feet
Minimum Side Setback	10 feet
Minimum Rear Setback	10 feet
<i>*Not to exceed three (3) stories</i>	

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Table 3.5-2: Lot Requirements for residential uses permitted in the Mixed Use District

Minimum Lot Area	0.5 acre
Minimum Lot Width	40 feet
Maximum Structure Height	35 feet *
<i>Building Setback Requirements</i>	
Minimum Front Setback for properties fronting on SR 40	30 feet
Minimum Front Setback for all other properties	15 feet
Minimum Side Setback	10 feet
Minimum Rear Setback	10 feet
<i>*Not to exceed three (3) stories</i>	