

An aerial photograph of Churchill Borough, showing a mix of residential areas, green spaces, and a large industrial or commercial complex in the center. A major road runs diagonally across the upper half of the image, and a railway line is visible on the right side. The text is overlaid on the lower-left portion of the image.

PROPOSED INITIAL ZONING AMENDMENT CHURCHILL BOROUGH

August 2023

COVERING THE BASES

Primary purpose of this amendment: To create definitions and standards for a comprehensive set of land uses

- **PA MPC requires municipalities to provide for all land uses within their corporate boundaries**
- **Setting up ordinance to classify and regulate potential uses reduces the likelihood of being caught flat-footed**

NEW DEFINITIONS

Already in the current use table, but definitions are missing or vague:

- Banks
- Child-care center
- Church
- Funeral home
- Medical clinic
- Offices
- Motel
- Nursery
- Public use
- Restaurant
- Retail store
- School

NEW DEFINITIONS

Uses on which the current ordinance is silent:

- Adult-oriented use
- Animal day care
- Animal grooming
- Animal kennel
- Convenience store
- Essential services
- Funeral home
- Gaming or racetrack amusement
- Gasoline service station
- Hotel
- Light industrial
- Mixed use
- Personal services
- Recreation facility

NEW DEFINITIONS

Uses on which the current ordinance is silent
(continued):

- Self-service storage facility
- Vehicle sales
- Vehicle repair garage
- Vehicle wash

NEW DEFINITIONS

Highlights of what's proposed:

- **Restaurant broken into three categories:**
 - Convenience/fast food
 - Table service
 - Counter service
- **Retail at two scales:**
 - Neighborhood (current: caps at 8,000 SF floor area)
 - Community (8,001 – 120,000 SF floor area)

FOR REFERENCE

Select retail footprints, on average:

Sheetz:	6,500 sf on 1 to 2.5 acres
Neighborhood retail:	Ordinance currently limits all retail to 8,000 sf
✕ Inline tenants:	1,500 to 5,000 sf
Pad site/ drive-thru	15,000 sf
Supermarket:	120,000-160,000 sf
Warehouse retail:	100,000-200,000 sf
Full-size Target:	130,000 sf
Walmart Supercenter:	200,000 sf

Highlights of what's proposed (continued):

- **Clarification about uses not specifically listed**
 - Currently unclear. Per §304-11: “Uses not specifically listed as permitted shall not be permitted ...” *whereas* Table 201 states that they “...shall be permitted as conditional uses ...”
 - Amendment would classify uses not specifically listed as **conditional uses in the C-2 District**.

NEW STANDARDS FOR CONDITIONAL USES

Uses with standards in the current ordinance:

➤ **Multi-family dwellings**

- Amended to add design context considerations, landscaping and screening standards, site configuration standards

➤ **Distribution center**

- Amended to limit maximum gross floor area to 75,000 sf and height to 40 feet.

FOR REFERENCE

Distribution center
typologies

High cube automated
warehousing

- Minimum
200,000 sf
- Up to 14 stories
- May consume
less land than
less vertical
layouts
- More robots,
fewer jobs



FOR REFERENCE

Distribution center
typologies

Last-mile
fulfillment/ parcel
hub

- Small: 50,000 to 100,000 sf
- Large: More than 100,000 sf
- Primary function: Move shipment from one mode of transport to vehicles with rated capacities <10,000 lbs for end users/ consumers



FOR REFERENCE

Distribution center
typologies

Major distribution
center

- 500,000+ sf gross floor area
- Fewer trips generated than last-mile



NEW STANDARDS FOR CONDITIONAL USES

Uses on which the current ordinance is silent:

- Adult-oriented use
- Animal day care
- Animal grooming
- Animal kennel
- Convenience store
- Funeral home
- Gaming or racetrack amusement
- Gasoline service station
- Hotel
- Light industrial
- Mixed use
- Office, professional
- Personal services
- Place of worship
- Recreation facility

NEW STANDARDS FOR CONDITIONAL USES

Uses on which the current ordinance is silent
(continued):

- Research lab
- Restaurant – Convenience/Fast Food
- Restaurant – Table Service
- Restaurant – Counter Service
- Retail store, neighborhood
- Retail store, community
- School
- Self-service storage facility

NEW STANDARDS FOR CONDITIONAL USES

**Uses on which the current ordinance is silent
(continued):**

- **Vehicle sales**
- **Vehicle repair garage**
- **Vehicle wash**

NEW USE CLASSIFICATIONS

	CURRENT		PROPOSED	
	C-1	C-2	C-1	C-2
Permitted Uses				
	Research lab			
	Banks	Banks	Banks	Banks
x	Business services	Business services		
	Offices	Offices		
	Child-care center		Child-care center	
	Medical clinic		Medical clinic	
	Public use	Public use	Public use	Public use
	Accessory use		Accessory use	Nursery
		Motel		Motel
			Essential services	Essential services
			Municipal building	
			Public park	

	CURRENT		PROPOSED	
	C-1	C-2	C-1	C-2
Conditional Uses				
	Church	Church		Place of worship
	Communication tower		Communication tower	
	Distribution center	Distribution center	Distribution center	
	Funeral home			Funeral home
	Municipal building			
	Nursery			
	Public park			
	Restaurant			
	Retail store	Retail store	Retail store, neighborhood	Retail store, neighborhood
			Retail store, community	
	School	School	School	School
	Utility substation		Utility substation	
	Oil and gas development		Oil and gas development	
		Single-family dwelling		Single-family dwelling
		Multi-family dwelling		Multi-family dwelling
		Child-care center		Child-care center
		Group residence		Group residence
		Large community residence facility		Large community residence facility
			Animal grooming	Adult-oriented use
			Convenience store	Animal day care
			Gaming or racetrack amusement	Animal kennel
			Gasoline service station	Vehicle sales
			Hotel	Vehicle repair garage
			Light industrial	Vehicle wash
			Mixed use	
			Multiple-family dwellings	
			Office, professional	
			Personal services	
			Recreation facility	
			Research lab	
			Restaurant (all categories)	



Jenni Easton, AICP, CNU-A
Principal, Planning Director
jeaston@pashekmtr.com
814-504-6866