

**SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS
SMITHFIELD TOWNSHIP PLANNING COMMISSION
JOINT WORK SESSION – APRIL 17, 2024 – 5:00 P.M.**

AGENDA

- 1. Call Meeting to Order: Chair Jacob A. Pride.**
- 2. Pledge of Allegiance.**
- 3. Members Present.**
- 4. New Business:**
 - a. Discuss: Open Zoning Definitions.**
 - b. Discuss: Lodging Definitions.**
 - c. Discuss: Retail Use Definitions.**
- 5. Public Comment.**
- 6. Adjournment.**

Retail Use Definitions

		Zone							
Title	Definition	R1	R2	RC	M1	RE	ED	Notes	
Café, Coffee Shop, Small Resturant	A small facility; not exceeding 500 square feet in size, where drinks and snacks are sold.							Not in schedule or zoning ordinance anywhere	
Concentrated Commercial Mall	A one or two story building (or group of buildings) containing a collection of several adjacent retail stores, service establishments, or offices located on only one (or two) parcels of land and are sometimes referred to as "strip malls" and where long expanses of blank walls shall be avoided through the use of wall articulation. Breaking the continuous plane of the wall shall be accomplished by recessing vertical segments of the wall at several intervals, a course of brick (or similar masonry material) applied to the exterior walls at certain junctures in the wall, or changes in the material colors.						PPU		
Convenience Store	A retail store with a floor area of less than 2,500 square feet that sells groceries, convenience goods such as prepackaged food items, tobacco, periodicals, and other household goods, and may also sell gasoline; does not include automotive service stations.						PPU		

Retail Use Definitions

Title	Definition	Zone						Notes
		R1	R2	RC	M1	RE	ED	
Farmer's Market	The seasonal selling or offering at retail of meat, eggs, dairy, bread, grains, fruits, vegetables or other produce, flowers, indoor plants, vases, handmade artistic products such as shawls and quilts, and other products where the vendors are individuals who have raised or created the products or have taken on retail sale consignment for them. Any applicable permits for such sales or offerings must be secured by the vendor.						PPU	
Flea Market	An occasional or periodic market held in an open area or structure where goods are offered for sale to the general public by individual sellers.						PPU	
Regional Shopping Center	One or more commercial establishments planned, constructed, and managed as a total entity containing at least 150,000 square feet of gross leasable space with provision for goods delivery separated from customer access and with customer and employee parking provided on a contiguous site situate in the C-1 Zoning District containing at least 25 acres and located not more than 1/2 mile (measured in a linear distance) from the right-of-way of an Interstate Highway or not more than 1/2 mile from the end of a Federal Highway Administration approved exit ramp from an Interstate highway.							Not in schedule, but discussed as allowed in ED as part of a major mixed use and in 27-403 Off-street parking and loading design standards
Shopping Center	A group of retail and other commercial establishments that is planned, owned, and managed as a single property.						PPU	

Retail Use Definitions

		Zone						
Title	Definition	R1	R2	RC	M1	RE	ED	Notes
Professional Office	<p>The office of a member of a recognized profession. When conducted in a residential district, a professional office shall be incidental to the residential occupation, shall be conducted by a member of the residential family entirely within the dwelling, and shall include only the offices of doctors or physicians, dentists, optometrists, ministers, architects, landscape architects, professional engineers, lawyers, artists, authors, musicians and other recognized professional occupations. The issuance of a State or local license for regulation of any gainful occupation need not be deemed indicative of professional standing.</p>						PPU	

Lodging Use Definitions

Title	Definition	Zone							Notes
		R1	R2	RC	M1	RE	ED		
Adventure Lodging	Similar to a bed and breakfast but instead of a dwelling the lodging is provided by tents (whether on platforms or not), yurts, rustic log cabins and similar experimental lodging facilities and where shower and bathroom facilities are provided.							CU	
Alzheimer's Residential Care Facility	A full time licensed personal commercial day-care and licensed residential personal care facility providing specialized care, including skilled nursing care and medical services to patients and residents with dementia and memory illness.								NOT IN SCHEDULE 4 acre min. Main Regs - 27-511.3.4 https://ecode360.com/41766515
Assisted Living Facilities	Facilities in which a combination of housing, personalized supportive services and minimal health care designed to meet the individual needs of persons age 55 and over who need help with the activities of daily living, but do not need the skilled medical care provided in a nursing home, are provided. This shall include independent living units for seniors with supportive services but shall not include skilled nursing care or nursing home facilities. Also referred to as "personal care facilities," "rest homes" or "retirement homes."								NOT IN SCHEDULE Main Regs - 27-511.3.3 https://ecode360.com/41766515
Bed and Breakfast	An owner-occupied dwelling, in which no more than six rooms are rented for lodging and serving of breakfast (but no other meals), designed primarily for casual and transient roomers, and where no public restaurant is maintained.	CU	CU	CU				PPU	Main Regs - 27-511.5 https://ecode360.com/41766515

Lodging Use Definitions

Title	Definition	Zone						Notes
		R1	R2	RC	M1	RE	ED	
Boarding House	A dwelling in which the owner or tenant rents at least one but not more than six rooms and furnishes meals for compensation.							NOT IN SCHEDULE
Campground	A plot of ground, at least 10 acres in size, upon which two or more campsites are located, established or maintained for temporary occupancy by persons using tents, camping trailers, motor homes or any combination thereof.	CU	CU	CU		CU	PPU	
Commercial Camp or Club	A business offering dormitories, cottages, cabin or similar accommodations, eating facilities, sanitary facilities and recreational and/or educational facilities to the public at large or any segment of the public on other than a transient basis. This definition does not include "trailer camp."	PPU	PPU	PPU		PPU	PPU	
Dwelling	A building, or portion thereof, designed for and occupied exclusively for residential purposes, excluding hotel, rooming house, tourist home, institutional home, guesthouse, residential club, motel, motor court and the like, but including the following:							
Attached Single-Family Dwelling(Townhouse)	A type of multifamily dwelling that involves one dwelling unit that is attached to two or more dwelling units, and with each dwelling unit being completely separated from and attached to each other by vertical common walls.							

Lodging Use Definitions

Title	Definition	Zone							Notes
		R1	R2	RC	M1	RE	ED		
Multifamily Dwelling	A building containing three or more individual dwellings with separate cooking and toilet facilities for each dwelling.		CU						
One Family Detached Dwelling	A building designed for and occupied exclusively as a residence for only one family and having no party wall in common with an adjacent building.	PPU	PPU	PPU		CU			* In RE, must be part as a resort
Semi-Detached Two Family Dwelling	A building designed for and occupied exclusively as a residence for two families living independently of each other.		PPU	PPU		CU			* In RE, must be part as a resort
Dwelling Unit	One or a group of rooms located within a building and forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking, and eating by one family.								
Home, Sectional	A dwelling unit manufactured in two or more sections designed for permanent occupancy, and transported to a building site in sections which are fastened together and mounted on a permanent foundation ready for occupancy except for minor and incidental unpacking and assembly operations.								
Hotel	A building or part thereof which has a common entrance, common heating system, and general dining room, and which contains six or more living and sleeping rooms designed and used primarily for temporary occupancy by transients for compensation.					RE		PPU or CU if no indoor lobby	5 acre min Main Regs - 27-511.7 https://ecode360.com/417 66515

Lodging Use Definitions

Title	Definition	Zone							Notes
		R1	R2	RC	M1	RE	ED		
Inn	A combination of eating, lodging and recreational enterprises for extended stay vacations on land area of 10 acres or more, but not including any enterprise where more than 50 lodging accommodations are provided.	CU	CU	CU		PPU	PPU or CU if no indoor lobby	10 acre min Main Regs - 27-511.7 https://ecode360.com/41766515	
Lodging Accommodations	Within a resort lodging may be in multiple-unit or single-unit buildings and may include kitchen facilities separate from the restaurants and eating facilities provided at the resort for the public. Lodging accommodations at a resort shall not have a location-based mail delivery address separate from that of the resort itself.					PPU			
Membership Club and Camp	An association of persons which is the owner, lessee or occupant of an establishment operated solely for a recreational, social, fraternal, religious, political or athletic purpose whose activities are confined to the members and guests, are not extended to the general public, and include the establishment so operated; but does not include such clubs and camps the chief activity of which is a service customarily carried on primarily for business or gain.	PPU	PPU	PPU		PPU			

Lodging Use Definitions

Title	Definition	Zone						Notes
		R1	R2	RC	M1	RE	ED	
Mixed Use Building	A building designed to encourage a diversity of compatible land uses, which include a mixture of two or more of the following uses: residential, institutional, civic, office, commercial, or retail use and where long expanses of blank walls shall be avoided through the use of wall articulation. Breaking the continuous plane of the wall shall be accomplished by recessing vertical segments of the wall at several intervals, a course of brick (or similar masonry material) applied to the exterior walls at certain junctures in the wall, or changes in the material colors.						PPU	
Mobile Home	A transportable, single family dwelling intended for permanent occupancy, contained in one unit or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that is may be used without a permanent foundation.							
Mobile Home Lot	A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home.							

Lodging Use Definitions

Title	Definition	Zone							Notes	
		R1	R2	RC	M1	RE	ED			
Mobile Home Park	A parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobile home lots for the placement thereon of mobile homes.		CU							
Motel	A building, or group of buildings, whether detached or in connected units, used as individual sleeping or dwelling units with direct outside access, designed and used primarily for temporary occupancy by transients for compensation. The term "motel" includes buildings designed as tourist courts, motor lodges, auto courts, and other similar appellations, but shall not be construed to include mobile homes or travel trailers.					CU	PPU or CU if no indoor lobby			5 acre min Main Regs - 27-511.7 https://ecode360.com/417 66515
Residential Conversion	The transformation of a single-family unit into apartments without disturbing the architectural character of the house.		CU	CU						
Resort	A business combining lodging accommodations for public guests, eating and recreation facilities for lodging guests and nonlodging guests as a single enterprise offered to the public at large or any segment thereof. Amenities may include conference centers, retail sales, spas, beauty salons, barber shops, restaurants, indoor and outdoor recreational facilities, health centers, day care centers, facilities for commercial special events, and employee living quarters.	CU	CU	CU		PPU	PPU			10 acre min Main Regs - 27-511.1 https://ecode360.com/417 66515

Lodging Use Definitions

Title	Definition	Zone							Notes
		R1	R2	RC	M1	RE	ED		
Retirement Housing Community	A facility which has a primary purpose of providing housing and care for persons 55 years of age and older or, where a unit has shared occupancy, at least one person is at least 55 years of age, and includes a combination of at least two of the following uses: senior housing, nursing home or skilled nursing facility, assisted living facility, and/or customary accessory uses.						PPU	5 acre min Main Regs - 27-511.3.5 https://ecode360.com/41766515	
Rooming or Lodging House	A dwelling in which the owner or tenant rents at least one but not more than six rooms, but does not furnish meals.							NOT IN SCHEDULE	
Senior Housing	Independent living dwelling projects restricted to occupancy by persons living in households headed by individuals of 55 years or more in age, including non-medical supportive services and meals offered for purchase on an as needed or as desired basis.		CU						
Short Term Rental	A dwelling in which the owner rents any area of the dwelling to one (or more) individuals for compensation or fee of any type (whether or not involving overnight accommodations or separate sleeping quarters) for less than 30 consecutive days. This definition applies to all types of residential dwellings including (but not limited to) single-family residential, multi-family residential and residential properties commonly considered as seasonal homes, vacation homes or tourist homes.					PPU			

Lodging Use Definitions

Title	Definition	Zone						Notes
		R1	R2	RC	M1	RE	ED	
Trailer Camp	Any lot, parcel or tract of land at least 10 acres in size, upon which two or more tents, camping trailers, travel trailers, pickup coaches, motor homes or any combination thereof are located or parked for occupancy. Such camp shall not rent or sell tents or trailers or permit the parking or storage of occupied or unoccupied mobile homes, nor shall it include any eating facilities other than an enclosed snack or lunch counter. This definition does not include camps of the types that are commonly known as "summer camps," or State and Federally operated facilities.							NOT IN SCHEDULE