SECTION 5.00 – THE PLANNED COMMERCIAL DISTRICTS

SECTION 5.10 - (SCPD) SELECT COMMERCIAL PLANNED DISTRICT (Section 420)

The Select Commercial Planned District is intended to provide a flexible approach to commercial developments in unincorporated Blendon Township. Non-residential development of a specified type, character and mix may be suitable with proper controls, using the SCPD as a transitional zoning district.

The **Select Commercial Planned District** is intended to provide controls necessary to ensure compatibility between the select commercial area with the surrounding environment. Performance criteria are included.

SECTION 5.20 - (PSC) PLANNED SHOPPING CENTER DISTRICT (Section 427)

The Planned Shopping Center District is provided in recognition that many commercial establishments seek to develop within unified commercial areas usually under single ownership and control, and typically called "shopping centers". These centers have all necessary services and facilities comprehensively provided in accordance with a predetermined development plan. Because these concentrations of retail and service establishments are generally stable and offer unified internal arrangement and development, potentially detrimental effects can be better controlled. For these reasons, the **Planned Shopping Center District** is allowed greater development latitude and usually will occur in close proximity to the residential areas served. The **Planned Shopping Center District** is intended to provide areas with adequate development and expansion space, parking, service, utilities and other facilities. Buildings within this District are to be architecturally attractive and compatible. The tract is to be well landscaped. Parking and loading areas are to be screened and pedestrian-vehicular separation achieved. The relationship among individual establishments is to be harmonious, and inasmuch as the principal tenant and the size of the center have much to do with its physical character, relationship to the community and economic success, these factors should be of concern in considering a **Planned Shopping Center District** application. It is intended that the **Planned Shopping Center District** and the area surrounding it be protected from the intrusion of dissimilar land uses, except those clearly complimentary, supplementary and physically compatible with the development of the center and the vicinity.