

Part 10

Commercial District (C)

§27-1001. **Purpose and Specific Intent**

To provide for specific areas for commercial uses that are desirable for Township residents. These areas should be concentrated and diverse enough to provide a variety of alternatives for existing and future residents.

A. These uses, singly or cumulatively, shall not create conditions incompatible with the residential and agricultural uses. Such uses will provide employment opportunities and associated tax revenue. This will result in promoting a viable commercial area serving Township residents.

B. The concentration of these uses will minimize the demands upon the infrastructure within the Township, thus, avoiding inefficient extension of sewer interceptor lines, extensive road improvements and traffic congestion, demands for dispersed and other Township-wide services.

C. The concentration of these commercial uses will encourage concentrations of retail and office uses so that each may benefit by the increased attraction of customers generated by others, thereby encouraging trade and commerce. Such a concentration will best promote the area as a viable commercial and service area for residents.

D. Needs of residents will be met by providing a viable and diversified commercial area.

§27-1002. **Permitted Uses**

1. A building or group of buildings may be erected or altered and a lot may be used for any one or combination of the following purposes:

A. Retail, Wholesale and Discount Sales.

B. Retail Service Establishments.

- C. Restaurants and fast food restaurants providing indoor seating and service.
- D. Hotel, Motel or Inn.
- E. Conference center, catering and banquet facilities.
- F. Banks and financial service facilities.
- G. Offices.
- H. Government, Educational and Religious uses and Facilities.
- I. Hospitals, Surgi-Centers and other related medical and office facilities.
- J. Senior housing, including but not limited to, continuing care, assisted living and skilled care facilities subject to the applicable provisions of the RH District.
- K. Clubs, fraternal and social organizations.
- L. High Density Residential Uses subject to all regulations of the RH District when in a multi-story building where the first floor is commercial and the upper floors are residential.
- M. Agricultural Uses, excluding intensive agriculture, subject to the applicable provisions of the AP District.
- N. Automobile sales and service.
- O. Residential uses above free standing commercial use.
- P. Indoor recreation activities and facilities.
- Q. Indoor shooting range subject to the provisions in Part 18 of this Code.**
- R. Shopping Centers.

S. Day care center.

T. Funeral homes.

U. Accessory uses.

2. A building may be erected and a lot used for any one or more of the following purposes when authorized as a Conditional Use by the Board of Supervisors subject to **“General Design and Performance Standards,”** of this Chapter. The regulations and standards of this Section shall be the minimum requirements controlling such uses, unless otherwise indicated.

A. Outdoor activities associated with all permitted commercial uses including, but not limited to, seating, special events and play areas.

B. Light industry, manufacturing, storage and distribution.

C. Communication Towers subject to the applicable provisions of the General Design and Performance Standards.

D. Animal **grooming and boarding**, provided all animals are housed within the building.

E. Outdoor activities when associated with restaurants, hotels and conference centers, senior housing, or clubs which are permitted as a right in this district.

3. A building may be erected and a lot used for any one or more of the following purposes when authorized as a Special Exception by the Zoning Hearing Board subject to **“Zoning Hearing Board”** provisions of this Chapter. The regulations and standards of this Section shall be the minimum requirements controlling such uses, unless otherwise indicated.

A. Outdoor recreation.

B. Automobile service station.

C. Veterinary clinics or animal hospitals.

§27.1003. **Area and Bulk Regulations.**

The following regulations shall apply to all the uses permitted in the Commercial District:

A. Lot size (minimum)	1 acre
<b>B. Building coverage (maximum)</b>	<b>35 percent</b>
C. Total impervious coverage (maximum)	70 percent
D. Open space and green areas (minimum)	30 percent
E. Lot width at street line (minimum)	100 feet
F. Building setback, front (minimum)	20 feet
G. Building setback, side (minimum)	20 feet
H. Building setback, rear (minimum)	20 feet
I. Building height (maximum of)	35 feet or 3 stories whichever is less

§27-1004. **Design Standards.**

1. All applicable standards provided in “Signs,” “Access, Parking and Circulation,” and, “General Design and Performance Standards” shall be complied with.

2. All uses in this district shall be subject to the requirement that connection is made to public water supply and public sewage system.

3. The applicant shall demonstrate full compliance with the **following ordinances**, as well as **all other ordinances related to the construction of buildings and the specified uses included therein**:

- A. Subdivision and Land Development Ordinance [Chapter 22].
- B. Stormwater, Sedimentation and Erosion Control Ordinance [Chapter 20].
- C. Groundwater Protection District Standards of this Chapter.

§27-1005. **Ownership.**

Condominium or similar type ownership of buildings is encouraged in order to provide for the smaller business. A condominium group must conform to all area and bulk regulations above; however, a zero lot line (party wall) is permitted between units of the building (side yard standards are not applicable). In addition, all other applicable Township regulations will apply.

When condominium or similar form of ownership is envisioned, a plan for ownership shall be submitted to the Township as well as any documentation necessary under the Uniform Condominium Act.