

504 C-2 COMMERCIAL DISTRICT

504-1

The purpose of this district is to accommodate multipurpose retail and business development, free from any heavy industrial or residential activities, with adequate levels of traffic flow along those major roads serving its activities, as provided in the adopted Route 18 Corridor Action Plan. The Board of Zoning Appeals will issue the final order

Uses: Within the C-2 General Commercial District, any lawful use will only be conditionally permitted use as authorized by the Board of Zoning Appeals. The Board of Zoning Appeals may authorize the issuance of Conditional Zoning Certificates for uses and conditions listed herein, subject (Section 800-1 through 800-8 inclusive of Article VII and other sections of Article VII as listed below:

504-2 Conditionally Permitted Uses

- A. Uses permitted in the C-1 District excluding R-1, R-2 uses and heavy Industrial uses.
- B. Trailer and farm implement sales and service, both new and used.
- C. Carpenter, cabinet, upholstery, sheet metal, plumbing, heating, air conditioning, and similar establishments.
- D. Hardware and building material sales
- E. Repair services for machinery and equipment, including repair garages and specialty establishments such as motor, body, fender radiator, motor tune-ups, muffler shops, tire repairing, sales and service but excluding vulcanizing and recapping.
- F. Private, public and parochial schools
- G. Churches and other buildings for the purpose of religious worship
- H. Governmental or privately owned and/or operated parks, playgrounds, golf courses, miniature golf, and driving ranges, bowling establishments, riding stables, and swim clubs
- I. Public owned and/or operated buildings and facilities other than those listed above
- J. Gasoline service stations
- K. Sign painting, painting, and printing
- L. Limited light industrial uses which are usually controlled operations, relatively clean, quiet, and or free of objectionable or hazardous elements such as smoke, noise, odor, or dust; operating and storing within enclosed structures; and generating little industrial traffic and no nuisances.
- M. Warehousing
- N. Signs subject to the minimum provisions of Article VII hereof
- O. Businesses not listed but found by the Board of Zoning Appeals to comply with the purpose clause of the C-2 District

- P. Congregate Care Facility: which includes Hospitals and Nursing Homes, subject to the proponent showing by the preponderance of evidence that:
- i. There are sufficient utilities serving the proposed project, and
 - ii. All proper licenses will be obtained as a condition of opening and the continued operation of the facility, and
 - iii. There is sufficient on-premises hard surface parking for all vehicles used by all employees, residents, guests, contractors, and vendors and,
 - iv. Traffic, including ingress and egress, will not be unreasonably affected, as demonstrated by an appropriate independent traffic study, and
 - v. The facility will not be detrimental to the health and safety to the residents of the township, and
 - vi. The project design and aesthetics are compatible with similar projects in the Township, and
 - vii. The proponent and operator shall reimburse in full, the township for the reasonable value of any emergency medical services rendered to the any person, at any time, and
 - viii. The project shall have at all times, green space consisting of plants, planters, grass, and other natural habitat consisting of at least 30% of the area of the project, as certified by a licensed engineer or licensed architect.

504-3 Area, Yard, and Height Regulations

A. Purpose

To establish uniform development, parcel setback, and yard requirements along the Route 18 corridor, to ensure unity and similarity within the corridor, and protect and preserve the appearance, character and value of adjacent properties, and thereby promote the general welfare by providing guidelines for new construction.

B. Minimum lot size – 2 acres

C. Minimum lot width – One hundred seventy-five (175) continuous and unbroken feet measured on the chord at the building line.

D. Minimum lot frontage – One hundred seventy-five (175) feet

E. Minimum front yard – One hundred (100) feet from the road right-of-way line.

F. Minimum rear yard – Forty (40) feet where rear yard borders residentially zoned property. Thirty (30) feet where rear yard borders commercially zoned property

G. Minimum side yard – Twenty-five (25) feet

H. Setback minimum front parking and access way – Twenty (20) feet from the road right of way line

I. Setback minimum rear parking – Forty (40) feet

J. Height of structure – No structure shall exceed thirty-five (35) feet in height

504-4 Building Design Regulations

- A. Purpose
To direct basic building criteria/materials and size in the C-2 District so as to protect and preserve the appearance, character and value of adjacent properties, and thereby promote the general welfare by providing guidelines for new construction.
- B. Setting
Buildings shall be engineered as part of an integral with the site rather than an appearance of being simply "placed" on the site. Structures should be designed to reinforce the natural character of the terrain (e.g. flat terrain-a building with strong horizontal lines).
- C. Placement
Buildings must be oriented with the front facade facing the primary highway unless access to a rear service road is available and should be located on the site in juxtaposition to parking areas in order to reduce the amount of glare and radiated heat and provide for adequate storm retention. Building locations should also reflect the location of imposed access driveways and yard requirements. Visual orientation to the main building entrance should be maintained, and the location of the service access drive should be subtly evident from the entrance drive.
- D. Architectural Styles
An overall rural style, "theme" or palette of compatible styles is desired throughout the corridor. This reflects the rural character the Township wishes to retain.
- E. Materials
While style is subjective, there are certain regulations that are more precise and can help achieve the Township's goal of an overall quality development. The criteria include but are not limited to:
- i. No exposed concrete or cinder block on the front or sides of any building (except split face or other special "architecturally patterned" block) or through-the-wall block
 - ii. No exposed unstained woods including pressure treated "green" lumber
 - iii. All windows should have the same sill level and be the same height window styles should not be mixed
 - iv. No exposed steel nails shall be used on any wood surface that will rust and cause streaking and staining of the facade.
 - v. Non-matching materials such as brick (size, color, texture, etc.), window treatments (type number of panes, etc.), siding (type, spacing, etc.), wall lighting (color, intensity, uniformity, etc.), roofing (color, type materials, etc.)
 - vi. No scrap or salvaged materials showing different degrees of "aging" or "weathering" shall be placed on the visible building facade unless there are sufficient amounts to complete the entire project
 - vii. No exposed incandescent bulbs or exposed fluorescent lighting strips. All bulbs must be enclosed in luminaries.
 - viii. No unpaved parking areas or access driveways will be allowed. Paving will be required to the building setback line, with all area; positively drained.
 - ix. Changes in the roof elevation should be accompanied with a corresponding change in an offset in the location of the building face.

F. Building size – A minimum of one thousand eight hundred (1,800) square feet, pre-engineered or manufactured buildings must be on a concrete or masonry foundation.