

Chapter 150. Zoning

Article XIII. Local Commercial Zone (LC)

§ 150-82. Purpose.

The purpose of this district is to accommodate the everyday commercial needs of the Township's residents. The areas designated for this zone are characterized by a majority of converted residences along Carlisle Road, Richland Avenue and West Market Street. Consequently, flexible design standards have been imposed to facilitate the preservation of converted residences. Overall retail size has been limited to prevent large-scale commercial uses that would be too intensive for adjoining residential neighborhoods.

§ 150-83. Permitted uses.

[Amended 6-28-2001 by Ord. No. 01-03]

- A. Offices (business and professional).
- B. Restaurants and taverns (but not including drive-through or fast-food restaurants or nightclubs).
- C. Retail sale of goods, provided that the total sales and/or display area is less than 2,400 square feet.
- D. Personal services, including barber/beauty salons; dry cleaning, laundry or laundromats; music, art or photographic studios; and repair of clocks and small appliances.
- E. Medical or dental clinics.
- F. One dwelling unit, in conjunction with another permitted use.
- G. Veterinarian offices, provided that no outdoor keeping of animals is permitted.
- H. Funeral homes.
- I. Caterers.
- J. Automobile filling stations, including minor incidental repair. (See § **150-311**.)
- K. Banks and similar financial institutions. (See § **150-313**.)
- L. Commercial day care.
- M. Alternative therapy office.
- N. Commercial school.
- O. Accessory uses customarily incidental to the above permitted uses.

§ 150-84. (Reserved)

[1] *Editor's Note: Former § 150-84, Conditional uses, amended 4-9-1998 by Ord. No. 98-06, was repealed 6-28-2001 by Ord. No. 01-03.*

§ 150-85. Special exception uses.

Subject to the general criteria listed in § **150-302D**, special exception uses shall be as follows:

- A. Public buildings, including firehouses. (See § **150-345**.)
- B. Churches and related uses. (See § **150-319**.)
- C. Public utilities. (See § **150-346**.)
- D. Two-family conversions. (See § **150-354**.)
- E. A communications antenna mounted on an existing public utility transmission tower, building or other structure, and a communications equipment building. (See § **150-322.1**.)
[Added 6-28-2001 by Ord. No. 01-03]

§ 150-86. Number of uses.

[Amended 11-3-1994 by Ord. No. 94-12]

Each lot shall be used for one principal use, except that one dwelling unit in conjunction with another permitted use shall be allowed if it is contained within the same building. For the purposes of this Article **XIII**, each separate and distinct business entity shall be deemed to be a principal use so that only one business entity shall be located on each lot in the Local Commercial Zone.

§ 150-87. Minimum lot area.

Unless otherwise specified, all uses shall have a minimum of 10,000 square feet.

§ 150-88. Minimum lot width.

Minimum lot width shall be 75 feet.

§ 150-89. Minimum setback requirements.

Minimum setback requirements for principal and accessory uses shall be as follows:

- A. Front yard setback. All buildings, and structures, except permitted signs, shall be set back at least 20 feet from street right-of-way; off-street parking lots and loading areas shall be set back a minimum of 25 feet from the street right-of-way.
- B. Side yard setbacks. All buildings and structures shall be set back at least 15 feet from the side lot lines. Off-street parking lots and loading areas shall be set back at least five feet from the side lot lines, unless joint parking facilities are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking facilities.
- C. Rear yard setback. All buildings, structures, off-street parking lots and loading areas shall be set back at least 25 feet from the rear lot line.
- D. Residential buffer strip. Any lot adjoining land within a residential zone shall maintain a twenty-five-foot setback for buildings and structures, and a fifteen-foot side yard setback for off-street parking lots and loading areas from the residentially zoned parcels. Such area shall be used for a landscape strip.

§ 150-90. Maximum permitted height.

Maximum permitted height shall be 25 feet.

§ 150-91. Outdoor storage.

No outdoor storage is permitted.

§ 150-92. Off-street loading.

Off-street loading shall be provided as specified in Article **XXV** of this chapter.

§ 150-93. Off-street parking.

Off-street parking shall be provided as specified in Article **XXIV** of this chapter.

§ 150-94. Signs.

Signs shall be permitted as specified in Article **XXVII** of this chapter.

§ 150-95. Maximum lot coverage.

Maximum lot coverage shall be 70%.

§ 150-96. (Reserved)

[1] *Editor's Note: Former § 150-96, Access drives, was repealed 3-14-1996 by Ord. No. 96-08. See now Ch. 42, Access Drives.*

§ 150-97. Screening.

A visual screen must be provided along any adjoining lands within a residential zone, regardless of whether or not the residentially zoned parcel is developed. (See Article **XXVI**.)

§ 150-98. Landscaping.

Any portion of the site not used for buildings, structures, parking compounds, loading areas and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. A minimum ten-foot-wide landscape strip shall be provided along all front and rear lot lines. A minimum five-foot-wide landscape strip shall be provided along a side lot line, except when joint parking facilities are shared by adjoining uses, this side yard landscape strip can be waived for that portion of the site occupied by the joint parking lot. (See Article **XXVI**.)

§ 150-99. Dumpsters.

Dumpsters used for domestic garbage may be permitted within the side or rear yard, provided that such dumpsters are screened from any adjoining roads and properties. All dumpsters shall be set back at least 35 feet from any adjoining residentially zoned properties and 10 feet from all other lot lines.