

§ 355-23. C-2 Shopping Center Commercial District.

- A. Purpose. The C-2 Zoning District generally contains areas with high-profile commercial uses within unified and centralized shopping centers, which provide opportunities to accommodate the regional needs of the community. Subdivision and land development activity should be carefully planned and encouraged as infill development. The uses should be served by an arterial road system and by public utilities with sufficient capacities. Redevelopment, revitalization and innovative development opportunities should be considered to accommodate new business opportunities and to enhance economic development opportunities.
- B. Permitted uses by right. The following principal uses and their accessory uses are permitted by right within the C-2 Zoning District, provided that: the use is approved by the Zoning Officer; only one principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified within the chapter.
- (1) Single-family detached dwelling units, subject to § 355-42 of the chapter.
 - (2) Public utilities, subject to § 355-82 of the chapter.
 - (3) Municipal or governmental uses, subject to § 355-84 of the chapter.
 - (4) Category 1 home occupation (also known as "no-impact home-based business"), subject to § 355-92 of the chapter. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]**
 - (5) Category 2 home occupation, subject to § 355-92 of the chapter.
 - (6) Retail business establishments.
 - (7) Business and professional offices.
 - (8) Restaurants without drive-through service lanes.
 - (9) Taverns and taprooms.
 - (10) Club or lodge.
 - (11) Theater or family entertainment complex.
 - (12) Personal service establishments.
 - (13) Banks and financial establishments.
 - (14) Certain wireless communications facilities (WCFs), subject to § 355-83B(1), (2), (3), (4) and (6). **[Added 7-20-2015 by Ord. No. 546]**
 - (15) Forestry, subject to § 355-34 of the chapter. **[Added at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]**
- C. Permitted uses by conditional use. The following principal uses and their accessory uses are permitted by conditional use within the C-2 Zoning District, provided that: a conditional use

is granted by the Board of Commissioners; only one principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified within the chapter.

- (1) Convenience store or mini market, subject to § 355-60 of the chapter.
 - (2) Mini malls, subject to § 355-63 of the chapter.
 - (3) Shopping centers or shopping malls, subject to § 355-63 of the chapter.
 - (4) Commercial drive-through establishments, subject to § 355-70 of the chapter.
 - (5) Hotels and motels.
 - (6) Recreational uses, subject to § 355-80 of the chapter.
 - (7) Adaptive reuse and redevelopment, subject to § 355-37 of the chapter.
 - (8) Telecommunications facilities (WCFs) subject to § 355-83B(5) and C(1), (2) and (3) of the chapter. **[Amended 7-20-2015 by Ord. No. 546]**
 - (9) Dispensaries for medical marijuana, subject to § 355-86 hereof. **[Added 11-21-2016 by Ord. No. 563]**
- D. Permitted uses by special exception. The following principal uses and their accessory uses are permitted by special exception within the C-2 Zoning District, provided that: a special exception is granted by the Zoning Hearing Board; only one principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified within the chapter.
- (1) Child day-care center, subject to § 355-61 of this chapter.
 - (2) Adult day-care center, subject to § 355-61 of this chapter.
 - (3) Educational uses, subject to § 355-81 of the chapter.
 - (4) Religious uses, subject to § 355-81 of the chapter.
 - (5) Hospital or medical center.
 - (6) Veterinary hospital and animal clinics, subject to § 355-72 of the chapter.
- E. Utility and dimensional requirements. The matrix chart on the following page¹ provides the basic utility and dimensional requirements for all permitted uses within the C-2 Zoning District. Unless otherwise specified within the chapter, all permitted uses shall comply with these requirements.
- F. Accessory uses and structure. All typical accessory uses and structures to the permitted uses of the C-2 Zoning District shall be permitted, provided that they are located on the same lot as the principal use; they are clearly subordinate to the principal use; they have been properly addressed as part of the application for a permit, subdivision, land development, special

1. Editor's Note: The matrix chart providing utility and dimensional requirements is included as an attachment to this chapter.

exception or conditional use; and/or they comply with all other supplemental development and design requirements specified within the chapter.

C-2 Zoning District: Accessory Use and Structure Requirements					
Type	Use	Minimum Setback Requirements			Reference to other provisions of this Chapter
		Front (feet)	Side (feet)	Rear (feet)	
Accessory buildings or structures	Residential	Note 1	10	10	§ 355-90A
	Non-residential	Note 1	Note 1	Note 1	§ 355-90B
Swimming pools	All uses	Note 1	20	20	§ 355-108

Note 1: The setback requirements for the accessory use or structure shall comply with setback requirements for the principal use, as specifically referenced on the matrix chart for the C-2 Zoning District.

Note 2: The information specified under this section identifies the general setback requirements for accessory uses and structures. Additional setback requirements or exceptions may also apply under § 355-90 (Accessory uses and/or structures), § 355-99 (Projections into yards) and § 355-108 (Swimming pools).

Note 3: Should a discrepancy exist between the provisions contained within the text portion of this chapter and the provisions contained within this chart, the provisions contained within the text portion shall prevail. The information contained within this chart shall be subject to the interpretation of the Zoning Officer.

G. Subdivision and land development requirements. Where required to comply with the provisions of the Muhlenberg Township Code, a subdivision plan and/or land development plan shall be submitted to Muhlenberg Township for review and consideration prior to the issuance of a building permit for any permitted use within the C-2 Zoning District. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions of Chapters 310 and 355 of the Code.

H. Off-street parking and loading. Where applicable, all permitted uses within the C-2 District shall comply with the off-street parking and loading requirements specified under Article X of this chapter.

I. Signs. Where applicable, all permitted uses within the C-2 District shall comply with the requirements for signs, as specified under Article XI of this chapter.

J. Supplemental regulations. Where applicable, all sections of this chapter shall apply as

supplementary regulations and specifications for permitted uses within the C-2 Zoning District.