

**§ 550-21. C-1 Traditional Neighborhood Commercial District.**

- A. Intent. The purpose of this section is to make provisions in appropriate locations for convenience-type commercial and service uses primarily to meet the needs of individuals living in the immediate neighborhood of the C-1 Districts. The C-1 Traditional Neighborhood Commercial District is a base zoning district meeting the criteria of Article VII-A (Traditional Neighborhood Development) of the Pennsylvania Municipalities Planning Code.
- B. Permitted uses. A list of permitted uses is provided in Article III, § 550-8, Table of Permitted Uses.<sup>1</sup>
- C. Special exception uses.
  - (1) A list of special exception uses is provided in Article III, § 550-8, Table of Permitted Uses.<sup>2</sup>
  - (2) Special exception uses must meet the general criteria for review specified in § 550-54J of this chapter.
  - (3) Special exception standards for drive-through facilities:
    - (a) A site design plan for the use is required.
    - (b) Only one drive-through lane shall be permitted.
    - (c) Drive-through facilities are only permitted upon the preparation and approval of a traffic impact study.
    - (d) Stacking room for a minimum of five vehicles waiting to enter the drive-through shall be provided as determined appropriate through the site design review process.
    - (e) Drive-through windows shall only be located on the side or rear facade of a building.
    - (f) The location of drive-through facilities shall not negatively impact pedestrian circulation.
  - (4) Outdoor dining. Outdoor dining is permitted as an accessory use to a full-service sit-down restaurant only and subject to the following requirements:
    - (a) Outdoor furnishings are limited to tables, chairs, portable heaters and umbrellas.
    - (b) Outdoor furnishings shall be of quality materials, workmanship and sturdy construction designed to withstand strong winds and rain and to ensure the safety of patrons.
    - (c) Outdoor furniture shall be stored inside the restaurant after normal operating hours.
    - (d) Planters, posts with ropes, or other removable enclosures, as well as a reservation

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podium are encouraged and shall be used as a way of defining the area occupied by the cafe.

- (e) Refuse facilities should be provided.
- (f) Advertising or promotional features shall be limited to umbrellas and canopies.
- (g) Outdoor dining areas may not obstruct pedestrian traffic flow. A minimum pathway of at least three feet free of obstacles shall be maintained.<sup>3</sup>

D. Accessory use standards.

- (1) A list of accessory uses is provided in Article III, § 550-8, Table of Permitted Uses.<sup>4</sup>
- (2) Video arcade and game room. A maximum of 10 coin-operated electronic or mechanical games are permitted as an accessory use in one establishment in addition to a coin-operated music machine (jukebox). Such devices shall be located at least 10 feet from the exit.
- (3) Outdoor display.
  - (a) Commercial uses may have temporary display areas for the sale of goods or merchandise within front yards for the purpose of a sidewalk sale, subject to regulation by all other applicable Township ordinances.
  - (b) Outdoor display is intended to comprise representative samples or examples of the goods and merchandise available for purchase, rather than the entire stock of any item.
  - (c) Displayed items shall not be permanently affixed in front yards.
  - (d) Outdoor display areas shall not encroach upon any required parking areas.
  - (e) Outdoor display areas shall not exceed 50% of the required front yard area.

E. General design standards.

- (1) Pedestrian circulation.
  - (a) The principal customer entrance of the principal building on the site shall have direct access from the public sidewalk.
  - (b) Where on-site off-street parking is provided, the following standards shall apply:
    - [1] Continuous internal pedestrian walkways, no less than five feet in width, shall provide a direct link from the public sidewalk or street right-of-way to the customer entrance of the principal building on the site. Walkways shall also connect focal points of pedestrian activity, such as, but not limited to, transit stops, street crossings, and building and store entry points.

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3. Editor's Note: Former Subsection C(5), smoke shops/smoking parlors, added 12-1-2021 by Ord. No. 3106, which immediately followed, was repealed 7-10-2024 by Ord. No. 3155.

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[2] All internal pedestrian walkways and crosswalks shall be distinguished from driving surfaces through the use of durable, low-maintenance surface materials, such as pavers, bricks or scored concrete to enhance pedestrian safety and comfort.

(2) Refuse areas. All commercial uses shall provide for storage of refuse either inside the building(s) or within an outdoor area enclosed by walls or opaque fencing at least six feet and not more than 12 feet high. Refuse shall be kept within one or more lidded container(s) not to exceed six feet in height. All refuse areas shall meet the following requirements:

(a) The refuse area shall not interfere with circulation within the parking lot.

(b) The refuse area shall be shielded from direct view of any adjacent property.

(c) The refuse area shall be located at least 10 feet from any adjacent nonresidential property line and 50 feet from any residential property line or street right-of-way line.

F. Parking. The parking regulations in Article VIII of this chapter shall apply.

G. General regulations. The general regulations in Article X of this chapter shall apply.