

ARTICLE XIV

CR Commercial Retail District

§ 255-92. Classification.

In a CR Commercial Retail District, the permitted uses shall be divided into two classifications, i.e., L and I, and the following sections shall apply.

§ 255-93. Class L.

A. In Class L a building may be erected, altered or used and a lot or premises may be used for any of the following purposes and no other:

(1) Retail sale of dry goods, variety and general merchandise, clothing, food, flowers, beverages, drugs, household supplies or furnishings; and sale or repair of jewelry, watches, clocks, optical goods, musical, professional or scientific instruments.

(2) Barbershops, hairdressers, cleaning and pressing, pickup stations and such other shops for personal services.

(3) Restaurant , tea room, cafe, taproom, confectionary or similar establishment serving food or beverage.

(4) Business or professional office, studio, bank and financial institution, telephone exchange or other public utility office and passenger station for public transportation.

(5) Club , fraternal organization and lodge.

(6) Greenhouse, garden center, or landscape nursery, including an outdoor area for the sale and storage of plants and materials. [Amended 10-14-2003 by Ord. No. 1116]

(7) Indoor theater, bowling alley, billiard room or similar indoor amusement.

(a) Amusement games , provided that there are no more than three per establishment.

(b) Amusement games , in excess of three, when allowed as a special exception by the Zoning Hearing Board in accordance with Chapter 61, Amusement Games.

(8) Newspaper publishing and job printing.

(9) Educational, religious or philanthropic use .

(10) Undertaking establishment.

B. The following uses are permitted as a conditional use by the Board of Commissioners in accordance with the provisions of Article XXV:

(1) Licensed day-care center .

§ 255-94. Class I.

A. In Class I, a building may be erected, altered or used and a lot or premises may be used for any of the following purposes and no other:

(1) Any use permitted in Class L.

(2) New automobile sales and service agency, including used car lot and repair shop adjacent to and in connection therewith, and including the outdoor storage of new and used automobiles. **[Amended 7-9-1996 by Ord. No. 911; 10-14-2003 by Ord. No. 1116]**

(3) Sale of lumber, plumbing and other building materials and supplies, and the outdoor storage thereof. **[Amended 10-14-2003 by Ord. No. 1116]**

(4) Hand or automatic self-service laundry, provided that there is adequate provision made for water disposal.

(5) Carpenter, cabinetmaking, furniture or upholstery shop, electrician shop, metalworking, blacksmith, tinsmith, plumbing, gas, steam or hot water fitting shop and paint or paperhanging shop.

(6) Gasoline service stations , storage or public garage or automobile repair shop. **[Amended 7-9-1996 by Ord. No. 911]**

(7) Outdoor theater.

(8) Machine laundry, dry-cleaning or dyeing plant.

(9) Animal hospital or kennel.

(10) Laboratories.

B. The following uses , are permitted, when authorized as a special exception :

(1) Motel or motor court, hospital or sanitarium which shall be satisfactory as regards sewage disposal.

(2) Any use of the same general character as any of the above permitted uses .

C. Accessory dwelling units . A single permanent dwelling unit as a customary accessory use to the permitted retail operation under Class L and I may be allowed, provided that an additional 5,000 square feet of lot area is added to the minimum requirements of § 255-95 of this article, and provided that such dwelling unit shall be occupied by the owners or employees employed on the premises and the immediate families of such owners or employees. **[Amended 1-10-1995 by Ord. No. 879]**

D. The following uses are permitted as a conditional use in Commercial Class I Districts, in accordance with the conditional use standards of Article XXV: **[Added 7-9-1996 by Ord. No. 911]**

(1) Body and fender repair shops.

§ 255-95. Yard and bulk requirements.

A. Front yard . There shall be a front yard on each lot , the depth of which shall not be less than 40 feet. For all corner lots , there shall be a front yard on each street of not less than 40 feet. Parking is permitted in the front yard , provided that no parking shall be permitted within 15 feet of the near side lines of the abutting streets or intersection rights-of-way, and provided further that there shall be no vision obstructions. **[Amended 9-10-1991 by Ord. No. 805]**

B. Side yard . On a lot abutting any residential district there shall be a side yard abutting the district having a width of 20 feet or a width equal to that required on the residential district, whichever is larger. **[Amended 9-10-1991 by Ord. No. 805]**

C. Rear yard . There shall be a rear yard on each lot , the depth of which shall be not less than 20 feet.

D. Surface area. **[Amended 9-14-2004 by Ord. No. 1139]**

(1) Building coverage : shall not exceed 25% of total lot area .

(2) Impervious surface : shall not exceed 7 5c7o of total lot area .

E. The maximum number of floors and the maximum height of any building erected or used in this district shall be as follows:

(1) Floors: two.

(2) Height: 30 feet.

§ 255-96. Development requirements.

No permit for the erection or use of any building within the district shall be issued until the following conditions are met:

A. Provisions are made to serve the building by public water and a public sanitary sewer collection and disposal system.

B. Adequate off-street parking shall be provided in accordance with the requirements of Article XIX, §255-135C.

C. Provisions are made for adequate loading and service areas which shall be exclusive of parking and traffic lane areas.

D. Provisions are made to store all materials, including trash, supplies, rubbish, refuse, etc., within the building . They shall not be handled so as to give rise to smoke, odor or litter. An odor violation will be determined in accordance with Chapter 158 of this Code. **[Amended 5-13-1997 by Ord. No. 943]**

E. The provisions, as hereinabove are provided, are assured to and approved by the Board of Commissioners at a public meeting by guaranties in a form and to the extent as required by the Board of Commissioners and provided that there is no use or occupancy of the building until a certificate of occupancy, as required by the ordinances of the Township, is obtained.

§ 255-96.1. Outdoor storage.

[Added 10-14-2003 by Ord. No. 1116]

Except where specifically authorized in this article, the temporary or permanent storage of goods and materials must occur within a wholly enclosed building . The outdoor storage of, within or upon a trailer or other storage vehicle, other than by a contractor working under a valid building permit , is expressly prohibited.