

ARTICLE VIII
C-1 Planned Commercial District

§ 116-39. Purpose.

The purpose of the C-1 Planned Commercial District is to provide and require a unified and organized arrangement of buildings, service and parking areas, together with adequate circulation and open space, all planned and designed as an integrated unit, and attractive shopping areas, with a limited number of ingress and egress points.

§ 116-40. Permitted uses.

- A. Stores for the conducting of general merchandise and retail business.
- B. Shopping center.
- C. Business, professional and financial offices.
- D. Studios for teaching art, music, dancing or similar cultural subjects.
- E. Specialty shops for custom work and articles to be sold at retail on the premises, such as baking, confectionery, dressmaking, tailoring and printing.
- F. Boarding and lodging houses.
- G. Hotels and motels.
- (H.) Restaurants, cafes, fast-food restaurants, tearooms and other places serving food and beverages.
- I. Personal service shops, such as barber, beauty, shoe repair, dry cleaning and laundromats.
- J. Apparel and accessories stores.
- K. Furniture, hardware and appliance stores.
- L. Mortuaries and undertaking establishments.
- M. Indoor theaters and private commercial recreation uses, such as billiard or pool parlors, bowling alleys and skating rinks.
- N. Fraternal clubs, lodges, social clubs, recreational clubs and youth clubs.
- O. Medical and dental clinics.
- P. Automobile service stations and repair garages.
- Q. Automobile parking lots and parking garages.
- R. Day-care centers.
- S. Birthing centers.
- T. Personal care homes.
- U. Accessory buildings and uses customarily incidental to the above uses.

V. Group homes.

§ 116-41. Special exception uses.

- A. Churches and other places of worship.
- B. (Reserved)⁵
- C. Temporary residence. (See Article XIII, § 116-94.)
- D. Adult entertainment. Adult entertainment is permitted in the C-1 Planned Commercial District subject to the following regulations:
 - (1) No adult entertainment use shall be permitted within 750 feet of any other existing adult entertainment use.
 - (2) No adult entertainment use shall be located within 750 feet of any A-Agricultural or R-Residential District or any of the following residential related uses:
 - (a) Churches, monasteries, chapels, synagogues, convents, rectories, religious article or religious apparel stores.
 - (b) Schools, up to and including the twelfth grade, and their adjunct play areas.
 - (c) Public playgrounds, public swimming pools, public parks and public libraries.
 - (3) For the purposes of this section, spacing distances shall be measured as follows:
 - (a) From all property lines of any adult entertainment use.
 - (b) From the outward line of boundary of all A-Agricultural or R-Residential Districts.
 - (c) From the property lines of any residentially-related use set forth above.
 - (4) Signs for adult entertainment uses shall be subject to the following regulations:
 - (a) Sign messages shall be limited to a verbal description of material or services available on the premises.
 - (b) Sign message may not include any graphic or pictorial depiction of material or services available on the premises.
 - (c) Messages or signs which are visible or intended to be visible from outside the property (such as on or within doors or windows) shall not display materials, items, publications, pictures, films or printed material available on the premises or pictures, films, or live presentation of persons performing or services offered on the premises.
 - (d) Notwithstanding any other provision of this chapter, should any adult entertainment cease or discontinue operation for a period of 90 or more consecutive days, it may not resume, nor be replaced by any other adult

5. Editor's Note: Former Subsection B, Home occupations, was repealed 6-25-2003 by Ord. No. 2003-02.

shall be permitted. All waste materials awaiting transport shall be kept in an enclosed container and concealed from view from all adjacent properties and streets.

(d) Noise and vibration.

[1] Noise limits at lot lines shall be as follows:

	Permissible Noise Limits in dbA		
		Between 10:00 p.m. and 7:00 a.m.	Between 7:00 p.m. and 10:00 a.m.
At lot line adjacent land zoned R-1, R-2 or R-3			
	90% of time must be less than	60	65
	Maximum	65	70
At lot line adjacent land zoned C-1, C-2 or I-1			
	90% if time must be less than	65	75
	Maximum	70	80

[2] No physical vibration shall be perceptible without use of instrument at or beyond the lot lines.

(e) Visual and heat.

[1] No lighting shall be utilized in a manner which produces glare perceptible at or beyond the lot lines.

[2] Any operation producing heat shall be conducted in such a manner as to prevent any effect from the heat beyond the lot lines of the lot on which the operation is located.

(f) Electromagnetic. All electromagnetic radiation shall comply with the regulations of the Federal Communications Commission. No electromagnetic radiation which interferes with radio or television reception or the operation of other equipment beyond the lot lines shall be emitted.

(g) Outdoor storage.

entertainment use unless it complies with all of the requirement of this chapter.

§ 116-42. Conditional uses.

- A. Appropriate public uses and essential services.
- B. Residential conversion units, subject to the standards of § 116-38.
- C. Public swimming pools.
- D. A dwelling unit located in the same building as a use permitted in § 116-40, provided that the dwelling unit is occupied by the owner or lessee of the permitted use.
- E. Self-storage units.
- F. Communication towers.
- G. Treatment centers.
- H. Industrial uses, subject to:
 - (1) All industrial activities shall be carried out in completely enclosed buildings.
 - (2) The Township Supervisors may require safeguards to assure compliance with the following performance standards. Upon request of the Township, a landowner shall furnish proof, at his own expense, that he is in compliance with the following standards:
 - (a) Air management.
 - [1] Open burning is not permitted.
 - [2] No gases, vapors or particulates with noticeable or harmful effects to persons, property, animals or vegetation beyond the lot lines of the lot on which such gases, vapors or particulates originated shall be emitted.
 - [3] No odors shall be detectable beyond the lot lines of the lot on which such odors originate.
 - [4] The emission of any smoke at a density greater than No. 1 on the Ringlemann Smoke Chart, as published by the U.S. Bureau of Mines, shall not be permitted. This standard shall not be applied to emissions where the presence of uncombined water is the only reason for the failure of the emission to meet the opacity limits. (Uncombined water produces a white smoke which vanishes a short distance from the stack.)
 - (b) Wastewater management.
 - [1] Effluent must meet any standards established by the Township.
 - [2] In no case shall potentially dangerous or contaminating effluent or waste from plant operations be discharged into the ground or into a watercourse.
 - (c) Solid waste management. No permanent storage of waste material on the lot

- [1] All outdoor storage of materials or products shall be screened from view from all adjacent properties and streets.
 - [2] Waste materials awaiting transport shall be kept in enclosed containers.
 - (h) Carcinogenic substances. No carcinogenic substances shall be released into the air, ground or water.
 - (i) PennDEP requirements. All regulations of the Pennsylvania Department of Environmental Protection shall be complied with.
 - (j) Groundwater supplies. When required by the Township, an applicant for a conditional use shall submit a hydrological study which will demonstrate that the proposed use will not endanger groundwater levels in the Township nor adversely affect the groundwater supplies of other properties in the Township.
- I. Open pit mining.
 - J. Impact home-based businesses. (See Article XIII, § 116-82.1B.) [Added 6-25-2003 by Ord. No. 2003-02]
 - K. Seasonal outdoor storage and display accessory to the principal use of the property, provided that it shall not occupy more than 10% of the parking area, provided that the remaining parking does not fall below the minimum amount of parking permitted pursuant to § 116-78B(18). [Added 8-23-2006 by Ord. No. 2006-4]
 - L. Wind turbine. [Added 3-14-2011 by Ord. No. 2011-2]

§ 116-43. Area and lot width, coverage and setbacks.

- A. Lot area: 1/2 acre minimum with both off-site sewer and water services; otherwise one acre minimum.
- B. Lot width. The minimum lot width at the setback shall be 150 feet for one-acre parcels. The minimum lot width at the setback shall be 100 feet for one-half-acre parcels.
- C. Lot coverage: maximum of 25% for all principal and accessory buildings.
- D. Front yard setback.
 - (1) Fronting arterial roads: 40 feet minimum.
 - (2) Fronting collector roads: 30 feet minimum.
 - (3) Fronting local roads: 25 feet minimum.
- E. Side yard setback: minimum of 10 feet per side except that when mutual agreement is subscribed by the adjoining property owners and approved by the Township Board of Supervisors, upon recommendation of the Township Planning Commission, no side yard shall be required where two or more commercial uses adjoin side by side; however, in no case shall common walls be permitted between properties of separate ownership. In the case of such a series of adjoining structures on lots of single and separate ownership abutting and paralleling a public right-of-way, an unobstructed passage of at least a 20 feet

in width shall be provided at ground level at intervals not more than 400 feet apart.

F. Rear yard setback: 15 feet minimum.

§ 116-44. Height regulations.

A. Principal buildings: Four stories or 40 feet, whichever is lesser; provided, however, that if the entire principal building is serviced by a fire suppression system conforming to NFPA 13 or NFPA 13R as referenced by the current adopted International Building Code for commercial buildings and NFPA 13D as referenced by the current adopted International Residential Code for single-family residences (if permitted), the height may be increased to four stories or 50 feet, whichever is lesser. [Amended 9-13-2006 by Ord. No. 2006-5; 2-13-2012 by Ord. No. 2012-01]

B. Accessory buildings: 20 feet.

§ 116-45. Standards for activities.

All industrial activities shall conform to the current rules, regulations and standards of the Pennsylvania Department of Environmental Protection, the United States Environmental Protection Agency and the Pennsylvania Department of Labor and Industry.

§ 116-46. Off-street parking regulations.

See Article XII.

§ 116-47. Sign regulations.

See Article XI.

§ 116-48. Landscaping.

A minimum of 25% of the lot area shall be landscaped in accordance with Article XIII, § 116-84.

§ 116-49. Screening.

See Article XIII, § 116-90.

**ARTICLE IX
C-2 Neighborhood Commercial District**

§ 116-50. Purpose.

The purpose of the C-2 Neighborhood Commercial District is to provide for the orderly development of those uses necessary to meet the neighborhood needs for goods and services, as well as those of a social, cultural and civic nature, and to exclude uses not compatible with such neighborhood activities. Since it is often hard to precisely determine means of potential commercial growth in rural areas, it is the intent of this commercial district to allow the Township Supervisors, upon recommendation of the Planning Commission, to permit as a conditional use a neighborhood commercial district only where they deem appropriate in R-1 and