

ARTICLE VII

C - COMMERCIAL DISTRICT

SECTION 701. INTENT

The C - Commercial District seeks to provide reasonable standards for the orderly development of commercial and business uses, which, due to the nature of their activities, are primarily located along major roads within the Township.

SECTION 702. PERMITTED USES

Land and buildings in the C - Commercial District shall be used only for the following purposes:

- A. Automobile filling stations, provided that:
 - (1) The subject property shall be at least three hundred (300) feet from the property line of any parcel containing a school, day care facility, playground, library, or nursing, rest, or retirement home.
 - (2) Any vehicle not receiving repair work within the preceding seven (7) days shall be removed.
 - (3) Gasoline pump islands shall be at least thirty (30) feet from the street right-of-way line.
 - (4) Entrances and exits shall be a minimum of thirty (30) feet in width.
 - (5) All ventilation equipment associated with fuel storage tanks shall be at least one hundred (100) feet from any adjoining residential property or residentially-zoned property.
 - (6) All uses involving drive-through service shall provide sufficient on-site stacking lanes to prevent vehicle back-ups on adjoining roads.
- B. Automobile, truck, boat, farm equipment, and other motor vehicle sales, service, and repair facilities, provided that:
 - (1) All sales, service and/or repair activities shall be conducted within a single, wholly-enclosed building.
 - (2) No outdoor storage of parts, equipment, lubricants, fuel, or other materials used or discarded as part of the service operation shall be permitted. Materials discarded as part of the service operation shall be contained within wholly-enclosed dumpster equipment.
 - (3) All exterior vehicle storage areas shall be screened from adjoining residential and residentially-zoned property.
 - (4) All ventilation equipment associated with fuel storage tanks shall be at least one hundred (100) feet and oriented away from any adjoining residential property or residentially-zoned property.
 - (5) All vehicles shall be repaired and removed from the premises as promptly as possible. Any vehicle not receiving repair work within the preceding seven (7) days shall be removed.
 - (6) The demolition or storage of junked vehicles is prohibited.
- C. Banks and other similar financial institutions, medical/dental clinics, and professional offices, provided that:
 - (1) The applicant shall demonstrate that access to and the design of the parking facilities shall not create vehicle back-ups onto existing abutting streets.
 - (2) All parking facilities shall be constructed and maintained with a paved surface of concrete or bituminous material, or other dust-free surface as approved by the Board of Supervisors.
 - (3) The maximum building coverage shall be no greater than twenty-five percent (25%).
 - (4) The maximum lot coverage shall be no greater than seventy percent (70%).
 - (5) The minimum landscape area shall be no less than thirty percent (30%).
 - (6) No building shall be placed closer than thirty (30) feet to any property line. Where there exists a more stringent requirement, such requirement shall apply. Off-street parking shall not be permitted within side and rear yard setback areas.
 - (7) Curbs and sidewalks shall be provided along all public rights-of-way. Sidewalks abutting the public rights-of-way shall coordinate with an internal pedestrian circulation design which allows for safe and convenient movement of pedestrians.
- D. Car washes, provided that:
 - (1) Public sewer and water facilities shall be provided.
 - (2) Each car wash bay shall allow for a stacking of three (3) vehicles.
 - (3) All structures shall have a minimum setback of one hundred (100) feet from any street right-of-way line, fifty (50) feet from any rear property line, and twenty-five (25) feet from any side lot line.
 - (4) The site shall be kept debris and trash free with the owner or manager of the car wash responsible



- (5) for site maintenance.
All lighting facilities shall be designed and located so as to not produce a glare or direct illumination onto abutting properties.
- E. Club or lodge for fraternal or social purposes, provided that:
 - (1) The chief activity of such use shall not be one which is customarily carried on as a business, and the building and services shall be primarily for the use of members and their guests only.
 - (2) Off-street parking shall be provided at least twenty-five (25) feet from all street rights-of-way, and parking compounds shall be at least thirty (30) feet from any adjoining residential property.
 - (3) Any outdoor recreational facilities shall be located at least fifty (50) feet from any property line.
 - (4) Screening shall be provided adjacent to any residential land use.
- F. Commercial day care facilities, provided that:
 - (1) The permit application shall be accompanied by a plan which demonstrates that adequate outdoor recreation facilities are being provided.
 - (2) Enrollment shall be defined as the largest number of children under day care supervision at any one time during a seven-day period.
 - (3) Passenger drop-off areas shall be provided on-site so that they do not have to cross traffic lanes on or adjacent to the site.
 - (4) One (1) off-street parking space shall be provided for each six (6) children enrolled.
- G. Commercial greenhouses, including outdoor sale of nursery stock and lawn and garden care products, provided that:
 - (1) All driveways, parking areas, and loading zones shall be surfaced and maintained in a manner prescribed by the Board of Supervisors. Adequate parking and loading areas shall be provided and shall not be permitted on or along any public road.
 - (2) All outdoor display areas shall be setback at least twenty-five (25) feet from the street right-of-way line.
 - (3) All structures and parking and loading facilities shall be screened from residentially-zoned properties.
- H. Commercial recreation facilities, provided that:
 - (1) Uses involving extensive outdoor activities shall provide sufficient screening and/or landscaping measures to prevent any reasonable harm on adjoining properties.
 - (2) Any structures exceeding the maximum permitted height may be permitted so long as they are setback from all property lines at least the horizontal distance equal to their height, plus an additional fifty (50) feet. Such structures shall not be used for occupancy.
 - (3) Required parking shall be based upon the requirements of Article XII of this Ordinance. When deemed necessary, the Zoning Officer may forward the application to the Board of Supervisors for the purpose of determining if an unimproved grassed overflow parking area is necessary for peak period use, located and designed in a manner which prohibits vehicles from crossing adjoining properties and directly accessing adjoining roads.
 - (4) All entrances to the commercial recreation facility shall be designed so that vehicle back-up on abutting roads does not occur.
 - (5) The application for a special exception shall be accompanied by a working plan for the clean-up and disposal of litter and the prevention of loitering on the subject property.
- I. Contractor shops, including plumbing, heating, electrical, and carpentry, provided that:
 - (1) All inventory that is not stored within a fully enclosed building shall be screened from abutting properties.
- J. Drive-through and fast food restaurants, provided that:
 - (1) The permit application shall be accompanied by a working plan for the clean-up and disposal of litter and the prevention of loitering on the subject project property.
 - (2) Drive-through lanes shall be separated from the internal circulation system for the parking facilities.
 - (3) The applicant shall demonstrate that any external-internal microphone system shall not operate in a manner which causes an objectionable noise impact to abutting properties.
 - (4) Exterior seating and/or play areas shall be completely enclosed by a three (3) foot high fence.
 - (5) No part of any structure on the subject property shall be located within two hundred (200) feet of



- (6) an existing residential structure.
All lighting within the subject tract shall be designed and located so as not to produce a glare or direct illumination onto abutting properties.
- K. Dry cleaners, laundries, and laundromats, provided that:
 - (1) Public sewer and water shall be utilized.
 - (2) All activities shall be within completely enclosed buildings.
 - (3) All windows and doors on walls facing adjoining residential properties shall be kept closed during hours of operation and occupancy.
 - (4) Exhaust and ventilation equipment shall discharge away from any adjoining residential properties.
- L. Farm buildings, farming and agricultural uses, provided that:
 - (1) Poultry houses for housing more than five hundred (500) birds shall not be located closer than three hundred (300) feet from all property lines and street right-of-way lines except as provided for in Subsection (3) of this Section.
 - (2) Structures for housing more than twenty-five (25) head of livestock shall not be located closer than three hundred (300) feet from all property lines and street right-of-way lines except as provided for in Subsection (3) of this Section.
 - (3) If the owner of the proposed structure owns the land on the other side of the road opposite the location of the proposed structure, such structure need only be setback one hundred (100) feet from the street right-of-way line; provided however, that the structure shall not be closer than three hundred (300) feet to the property line.
- M. Funeral homes, provided that:
 - (1) Public sewer and water shall be utilized.
 - (2) The applicant shall demonstrate that sufficient off-street parking is being provided so that no traffic back-ups occur onto adjoining roads.
- N. Home improvement and building supply showrooms and/or stores, provided that:
 - (1) All inventory that is not stored within a fully enclosed building shall be screened from abutting properties.
- O. Hotels and motels, provided that:
 - (1) The applicant shall demonstrate that access to and the design of the parking facilities shall not create vehicle back-ups onto existing abutting streets.
 - (2) All parking facilities shall be constructed and maintained with a paved surface of concrete or bituminous material, or other dust-free surface as approved by the Zoning Officer.
 - (3) No building shall be placed closer than thirty (30) feet to any property line. Where there exists a more stringent requirement, such requirement shall apply. Off-street parking shall not be permitted within side and rear yard setback areas.
 - (4) Curbs and sidewalks shall be provided along all public rights-of-way. Sidewalks abutting the public rights-of-way shall coordinate with an internal pedestrian circulation design which allows for safe and convenient movement of pedestrians.
- P. Municipal uses, including firehouses, parks, and playgrounds.
- Q. Repair shops for home appliances, jewelry, and similar items.
- R. Restaurants and nightclubs, provided that:
 - (1) No part of the subject property shall be located within two hundred (200) feet of any residential property.
 - (2) The applicant shall provide a working plan which demonstrates that the proposed land use will not create excessive light, noise, litter, and loitering with respect to abutting properties.
 - (3) The applicant shall furnish evidence identifying how the use will be controlled and will not constitute a nuisance due to noise, light, or loitering outside the building.
 - (4) A working plan for the clean-up of litter shall be furnished and implemented by the applicant.
- S. Retail sales within a building no larger than twenty thousand (20,000) square feet, provided that:
 - (1) The applicant shall demonstrate that access to and the design of the parking facilities shall not create vehicle back-ups onto existing abutting streets.

- (2) All parking facilities shall be constructed and maintained with a paved surface of concrete or bituminous material, or other dust-free surface as approved by the Zoning Officer.
 - (3) No building shall be placed closer than thirty (30) feet to any property line. Where there exists a more stringent requirement, such requirement shall apply. Off-street parking shall not be permitted within side and rear yard setback areas.
 - (4) Curbs and sidewalks shall be provided along all public rights-of-way. Sidewalks abutting the public rights-of-way shall coordinate with an internal pedestrian circulation design which allows for safe and convenient movement of pedestrians.
- T. Veterinary office which may include a kennel when attached to the office, provided the kennel is completely enclosed within a building, and provided that:
- (1) Animal boarding buildings that are not wholly-enclosed and any outdoor animal pens, stalls, or runways shall be located within the rear yard.
 - (2) Outdoor running areas shall be fenced in a manner which restricts access and provides for a full enclosure.
 - (3) The owner/operator of the veterinary office shall be responsible to exercise suitable control over the animals and shall not allow a nuisance condition to be created in terms of excessive noise, dirt, or odor. The noise level at lot lines shall not exceed 55 dBA continuously for ten (10) minutes.
 - (4) The applicant shall provide the Zoning Officer with a plan for the disposal of deceased animals by either controlled incinerator or to remove them from the premises in a sanitary manner within twenty-four (24) hours of their death.
 - (5) All animals shall be housed in an enclosed all-weather protective structure between the hours of 8:00 p.m. and 7:00 a.m. each day.
- U. Single-family dwellings, provided that the dwelling unit is an integral part of a building which has its principal use as one of the permitted uses in this District.
- V. Home occupations in existing single-family dwellings, provided that the home occupation complies with the criteria stated in Section 1314 of this Ordinance.
- W. Accessory buildings and uses customarily incidental to the above permitted uses when located on the same lot.
- X. No-impact home-based businesses.
- Y. Forestry activities.

SECTION 703. SPECIAL EXCEPTIONS

The establishment and/or expansion of the following uses are permitted when special exceptions are granted by the Zoning Hearing Board in conformance with Article XVI and other provisions of this Zoning Ordinance:

- A. Communications towers and antennas for the purpose of facilitating communications services and attendant support structures in accordance with Section 1412.
- B. Retail stores in excess of twenty thousand (20,000) square feet.
- C. Shopping centers.
- D. Mobile home parks, subject to the provisions of Article X of this Zoning Ordinance.

SECTION 704. AREA AND DIMENSIONAL REGULATIONS

- 1. **MINIMUM LOT AREA** - The minimum lot area for each principal use shall be twenty thousand (20,000) square feet or the minimum area as dictated by the Department of Environmental Protection as being necessary for approval of sewage disposal facilities, with the exception that shopping centers or multi-unit commercial/office complexes shall contain a minimum lot area of two (2) acres.
- 2. **MINIMUM LOT WIDTH** - One hundred (100) feet at the building setback line, with the exception that shopping centers or multi-unit commercial/office complexes shall contain a minimum lot width of two hundred (200) feet.
- 3. **MINIMUM LOT DEPTH** - one hundred and fifty (150) feet.
- 4. **YARDS.** Part of the required yard area may be used for the purpose of meeting off-street parking requirements subject to the requirements of Section 1202.8. Yards of the following minimum sizes shall be provided:
 - A. **Front Yard Minimum Depth:**
 - (1) **Front Yard Minimum Depth** - the minimum building setback line for lands abutting PA Route 23 and US Route 322 shall be the greater of either one hundred (100) feet from the centerline of the road or fifty (50) feet from the existing right-of-way line. The minimum building setback line from all other streets shall be sixty-five (65) feet from the centerline



- of the street.
- (2) In developed areas where existing buildings are located closer to the street than is permitted by these regulations, a new building may be located at the same setback distance as the adjacent buildings. If the adjacent buildings have varying setbacks, the proposed building shall not be located closer to the street than the average setback distance of the two (2) existing adjacent buildings.

B. Side Yard - The minimum side yard shall be ten (10) feet except where adjacent to the Residential or Agricultural Districts, in which case the side yards shall be twenty-five (25) feet. In the case of a shopping center or a multi-unit commercial/office complex, the minimum side yard shall be thirty (30) feet.

C. Rear Yard - a minimum of thirty (30) feet in depth.

5. MAXIMUM LOT COVERAGE - Not more than eighty percent (80%) shall be covered by buildings, parking facilities, pedestrian ways, or other impervious areas.
6. HEIGHT REGULATIONS - No building shall exceed forty (40) feet in height except as provided in 1402. of this Zoning Ordinance.

SECTION 705. COMMERCIAL PERFORMANCE STANDARDS

All commercial operations or activities are subject to the criteria established in Section 805 of this Zoning Ordinance.

SECTION 706. LANDSCAPING AND SCREENING

1. Landscaping and planting shall be provided for a depth of ten (10) feet along all residential lots, district boundaries, and street rights-of-way exclusive of access locations. Landscape screening shall be provided along the side and rear of any commercial lot adjoining any residential lot and shall include a suitable and uninterrupted evergreen planting of sufficient height and density to give maximum screening. Landscape screening shall also be provided around outside storage areas with the commercial property.
2. The landscape screen shall be composed of evergreen shrubs and trees arranged to form both a low level and high level screen within a strip of land with a minimum width of ten (10) feet. The high level screen shall consist of evergreen trees of not less than four (4) feet in height at the time of planting, planted at intervals of not more than ten (10) feet. The low level screen shall consist of evergreen shrubs of not less than two (2) feet in height at the time of planting, planted at intervals of not more than five (5) feet. The screening shall be permanently maintained, and any plants and screening materials which have been dead for more than six (6) months shall be replaced.
3. Any part or portion of a site which is not used for building or other structures, loading, parking spaces and aisles, sidewalks, and designated storage areas shall be planted with an all season ground cover. It shall be maintained to provide an attractive appearance and all non-surviving plants shall be promptly replaced.

SECTION 707. SUPPLEMENTAL REGULATIONS

Refer to separate Articles of this Zoning Ordinance which address signs, off-street parking, general regulations, and non-conforming uses, structures, buildings, and lots for additional use regulations and requirements.

