

# Article X

## C-1 - LOCAL COMMERCIAL DISTRICT

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[ The text of this Article has been revised to incorporate amendments pursuant to Township Ordinance 156, enacted November 24, 1997.]

### SECTION 1001. PURPOSE

This district has been established and the regulations of this Article enacted in support of the following purposes:

- A. to provide for commercial uses which by their scale and nature are likely to attract the greater proportion of their customers from the Township and nearby areas;
- B. to accommodate appropriately, uses which cater to the needs of motorists; and
- C. to protect the health, safety, welfare, and morals of the community.

### SECTION 1002. PERMITTED USES

- A. Uses by right.
  - 1. Retail stores, shops, and service establishments for the conducting of any retail business or service, except for the activities permitted as uses by special exception in §1002(B), below.
  - 2. The sale of automobiles, trucks, and mobile homes, in conformance with §1320.
  - 3. Business, professional, and government offices.
  - 4. Office buildings.
  - 5. Financial institutions, including banks, savings and loan offices, insurance sales, and brokerages.
  - 6. Bowling alleys.
  - 7. Eating and drinking establishments.
  - 8. Houses of worship.
  - 9. Facilities and structures owned or operated by the Township, a duly created Authority of the Township, or the county, state, or federal government for the benefit of the general public.

10. Uses and buildings customarily accessory to the above uses, including, but not necessarily limited to, garages and off-street parking areas in conformance with §1308, signs in conformance with §1309, and storage within completely enclosed structures.

B. Uses by special exception.

In the granting of any special exception, the Zoning Hearing Board shall, insofar as possible, determine compliance with the regulations of the supplementary regulations contained in Article XIII of this Ordinance. Furthermore, the Board shall attach such additional conditions that are reasonable and necessary to secure the public health, safety, and welfare and to advance the purposes of this district as stated above in §1001.

1. Shopping centers in conformance with §1321.
2. Motor vehicle service stations and drive-in establishments, in conformance with §1316.
3. Car washes in conformance with §1312.
4. Auto body shops, subject to demonstration of adequate provisions to comply with the performance standards of §1310 of this Ordinance and of proper provisions for the disposal of volatile and hazardous materials.
5. Commercial parking facilities, subject to the provision of landscaping and such aesthetic elements as the Zoning Hearing Board may deem suitable for the proposed location.
6. Wholesale sales, subject to:
  - a. the provision of landscaping and such aesthetic elements as the Zoning Hearing Board may deem suitable for the proposed location, and
  - b. suitable access controls to assure the safety of motorists on adjoining public streets. As a minimum, such controls shall include the provision of a defined driveway access point with acceleration and deceleration lanes.
7. Personal storage facilities, subject to the provision of landscaping and such aesthetic elements as the Zoning Hearing Board may deem suitable for the proposed location.
8. Adult bookstores, adult theaters, cabarets, massage establishments, or any other similar retail sales or service establishment, commercial service, or entertainment establishment characterized by emphasis upon or specialization in erotic activities or matter, subject to the following conditions.
  - a. No structure containing or supporting such a use shall be located within one thousand (1,000) feet of any property line of a tract containing a place of worship, a school, a playground, a public library, or a day care facility.
  - b. No structure containing or supporting such a use shall be located within one thousand (1,000) feet of another structure containing or supporting such a use.

- c. There shall be no display of materials visible from the exterior of the building which are characterized by an emphasis on matter or activities relating to, depicting, describing, or displaying erotic activity, exposed male or female genitals, or covered male genitals in a discernibly turgid state.
  - d. The Zoning Hearing Board shall review and approve all exterior signs. Signs shall be in compliance with the standards of §1309; furthermore, such signs shall not be characterized by an emphasis on matter or activities relating to, depicting, describing, or displaying erotic activity, and shall not depict exposed male or female genitals, or covered male genitals in a discernibly turgid state.
- 9. Accessory uses and structures not located on the same lot as the permitted principal use.
  - 10. Any other use that the Zoning Hearing Board shall determine to be of the same general character as the uses permitted by right or by special exception.

SECTION 1003. LANDSCAPING

- A. Any area not covered by buildings or other structures, loading or parking spaces and aisles, sidewalks, and designated storage areas shall be planted and continually maintained with an all-season ground cover.
- B. Landscaping may retain areas of healthy natural vegetation (such as woodlands or meadows) that existed upon the site prior to development activity.
- C. New planting materials shall be chosen to prevent soil erosion and subsequent sedimentation, and shall be disease-free and suitable for the local climate.
- D. No landscaping other than grass cover is permitted within a utility right-of-way or above any underground infrastructure elements such as sewer and water mains and laterals; gas mains and laterals; electric, telephone, and cable television lines; and other similar features.
- E. Screen plantings shall be provided in accordance with §1311 of this Ordinance.

SECTION 1004. AREA AND BULK REGULATIONS

Minimum lot area where sewage disposal is provided by individual on-site system .....	1.5 acres
Minimum lot area where sewage disposal is provided by off-site public system .....	20,000 sq.ft.
Minimum lot width at street line .....	100 feet
Minimum lot width at building line .....	100 feet
Minimum front yard .....	50 feet
Minimum side yard (each side) .....	25 feet
Minimum rear yard .....	25 feet
Maximum extent of impervious surface .....	65 %
Maximum building height .....	35 feet
Maximum building size (sum total of all building "footprints") .....	25,000 feet