

ARTICLE IX. C COMMERCIAL DISTRICT

Section 900 Purpose

The purpose of this district is to provide for the creation and continuation of retail, service and office development in appropriate areas throughout the township.

Section 901 Permitted Uses

A building may be erected or used, and a lot may be used or occupied, for any of the following purposes, and no other:

A. Uses permitted by right – The following uses are permitted by right:

1. (B2) School
2. (B3) Trade or Commercial School
3. (B5) Private Club
4. (B7) Day-Care Center
5. (B8) Hospital
6. (B12) Public Park/Public Recreational Facility
7. (C1) Office
8. (C2) Medical Office
9. (D1) Retail Shop
10. (D2) Large Retail Store
11. (D3) Financial Establishment
12. (D4) Sit Down Restaurant
13. (D5) Fast Food Restaurant
14. (D6) Repair Shop
15. (D7) Funeral Home or Mortuary
16. (D8) Motel, Hotel and Inn
17. (D13) Tavern
18. (D14) Veterinary Office or Clinic
19. (D21) Marina
20. (D25) Nursery
21. (D30) Forestry
22. (F6) Contracting
23. (G5) Dormitory
24. (G6) Nonresidential Accessory Building or Display
25. (G7) Accessory Outside Storage and Display
26. (G11) Aerials, Masts, Radio and Television Towers

B. Uses permitted by special exception – The following uses may be permitted as authorized by the Zoning Hearing Board in accordance with the standards contained in Section 2507 of this Ordinance:

1. (A7) Life Care Facility
2. (B6) Community Center
3. (D9) Indoor Entertainment/Athletic Facility
4. (D12) Outdoor Entertainment
5. (D17) Automotive Sales -New
6. (D19) Truck Sales
7. (D27) Dwelling in Combination
8. (E1) Utilities

- 9. (G8) Temporary Structure or Use
- 10. (G9) Temporary Community Event

C. Conditional Uses—The following uses may be permitted as authorized by Council in accordance with the standards contained in Section 2408 of this Ordinance:

- 1. (B9) Nursing Home
- 2. (D15) Service Station
- 3. (D16) Car Wash
- 4. (D20) Parking Lot or Garage
- 5. (D26) Commercial Kennel
- 6. (D29) Pawn Shop/Check Cashing Establishment
- 7. (E2) Emergency Services
- 8. (E3) Terminal

Section 902 Area and Dimensional Requirements

Unless a greater area or dimensional requirement is listed in Article III "Use Regulations," for a specific use, all uses in the C District shall meet the following requirements:

- A. Minimum Lot Area: 5,000 square feet
- B. Minimum Lot Width: 50 feet
- C. Maximum Building Area: 35 percent
- D. Maximum Impervious Surface Ratio: 70 percent
- E. Minimum Yards:
 - 1. Front: 35 feet
 - 2. Side: 15 feet each
 - 3. Rear: 35 feet
 - 4. Corner Lot: Two front yards, one along each street, each having a depth of not less than 35 feet.
 - 5. Double Frontage Lots: Two front yards, one along each street, each having a depth of not less than 35 feet.
 - 6. Buffer Yard: Buffer yards shall be provided in accordance with Section 2103 of this Ordinance.
- F. Minimum Distance Between Buildings: 12 feet
- G. Height Requirement: No building shall exceed 50 feet in height unless authorized as a special exception by the Zoning Hearing Board. For each foot of height above 35 feet, the buffer yard as required by Section 2103 shall be increased by one foot.

Section 903 Special Provisions for Development within the C Commercial District along the Neshaminy Creek

Within the C district, properties having frontage along the Neshaminy Creek from its confluence with the Delaware River to Route 13, and having a minimum tract size of 10 acres may be subject to the following regulations:

- A. Uses permitted by right—In addition to the list of permitted uses in Section 901.A of this ordinance, the following uses are permitted by right only in combination with Use D21 Marina:
 - 1. (A3) Single-Family Attached Dwelling
 - 2. (A4) Multiple-Family Dwelling

- B. Area and Dimensional Requirements—Unless a greater area or dimensional requirement is listed in Article III "Use Regulations," for a specific use, all uses in the C District along the Neshaminy Creek shall meet the Area and Dimensional Requirements listed in Section 902 of this ordinance.

- C. Any development which includes Use A3 Single-Family Attached Dwelling must comply with Other Regulations Applicable to Single-Family Attached Dwelling (Use A3) as listed below:
 - 1. Every attached dwelling shall have a record lot on a recorded subdivision plan.
 - 2. Each parcel or tract used for a group of townhouses must have at least 100 feet of frontage with access on either an arterial, collector, or primary street, having a minimum cartway width of at least 32 feet. Interior access drives which are dedicated for public use shall be improved to minimum standards contained in Section 503 of the Bristol Township Subdivision and Land Development Ordinance. If not dedicated for public use, conveyance to a Community Association shall be required and provision for maintenance charges shall be made.
 - 3. It is not necessary that each lot have frontage on a public street. Some lots may have frontage on a public street, while others may have access by right-of-way owned by a "Community Association," provided that:
 - a. No individual lot shall be more than 200 feet from a point of approved emergency vehicular access.
 - b. All required improvements involving street and/or private right-of-way access shall require an appropriate bond guaranteeing completion of the improvements, conforming to the provisions of Article VII of the Bristol Township Subdivision and Land Development Ordinance.

Section 904 Special Provisions for Development within the C Commercial District along State Road and U.S. Route 13

Within the C district, properties having frontage along State Road from the Neshaminy Creek to Emily Avenue, and along U.S. Route 13 from the Neshaminy Creek to Dorset Avenue shall be subject to the following regulations:

A. Landscaping

Street trees shall be provided every 25 feet along all public street frontages. Where parking areas are located between the street and the proposed principal building, plant materials shall be installed at the edge of the parking area closest to the street which shall be at least 3 feet in height when planted and which shall meet the landscape requirements of the Bristol Township Subdivision and Land Development Ordinance. The development shall meet any additional buffer requirements of all applicable township ordinances.

B. Parking

1. All parking areas shall be set back a minimum of 10 feet from the ultimate right-of-way line of any public street unless otherwise specified in Section 2124.A of this ordinance. The area between the cartway and the parking area shall be devoted to required street trees, landscaping, and sidewalks.
2. Parking lots are encouraged to be designed so that a portion of the parking spaces are located to the side and the rear of the building, as well as the front of the building.
3. The parking layout shall provide for pedestrian circulation throughout the parking area. The pedestrian circulation system shall be illustrated on the site plan.

C. Lighting

1. All parking areas, walkways, and passages shall be adequately illuminated with a lighting system designed to complement the general area and the site of the proposed development and to prevent any off-site glare and spillover light onto adjacent properties.
2. Lighting plans must provide detailed isocandle levels with a minimum 1.0 maintained footcandle level and a maximum 3.0 maintained footcandle level. The incident spillover light at property boundaries shall not exceed 0.3 footcandles except that this maximum may be increased to 0.5 footcandles along adjacent public roadways.
3. All lighting sources are to be high-pressure sodium.
4. Freestanding fixtures shall utilize appropriate sharp cutoff luminaries with shielding of the light source at angles above 72 degrees from the vertical.

Various freestanding fixture types may be permitted as approved by the Township. The design lighting plan shall provide details on all proposed fixtures and poles and shall be accompanied by appropriate manufacturer cut sheets at the time of plan submission.

The maximum height of freestanding fixtures shall vary to provide scale and dimension to the project. A maximum of twenty-five percent of the fixtures required on the site shall not exceed twenty-five feet in height. All other fixtures shall not exceed fifteen feet in height. Fixture heights shall be measured from the bottom of the fixture to ground level.

5. Building-mounted lighting shall be shown on all plans. All building-mounted lighting shall be designed so that all light from the source is shielded at angles above 72 degrees from the vertical so as not to create any glare or visible source of light. Lights are not permitted along the outline of buildings or along roof lines.

6. All canopy lighting shall be recessed in the canopy with no lens extending below the canopy surface. Canopy lighting sources shall be shielded at angles above 90 degrees from the vertical glare and view of the lighting source.

D. Signs

1. Developments shall comply with all applicable sign regulations of this ordinance, except as modified or supplemented by these regulations.
2. All building-mounted signs shall be consistent and compatible with the style, composition, materials, colors, and details of the building and the purposes of this district.
3. Internally lit signs shall consist of a dark background and light lettering so that the characters, letters, and graphics of the sign are illuminated but the background is not.
4. Freestanding signs shall not exceed a height of eight feet and shall be mounted to the ground and landscaped to the satisfaction of the Council.
5. Flashing, rotating or revolving signs, pennants, flags, banners, balloons, and objects such as tires, automobiles, food products, or other items designed to draw attention to a product or business are prohibited.

E. Building Design

The following building design guidelines are recommendations which should be considered for any development proposed in this identified area. Although only recommendations, every effort should be made to follow the suggested guidelines so that future development along these portions of State Road and U.S. Route 13 occur in a uniform fashion:

1. All sides of a building should be architecturally consistent with the front facade and all building faces visible from the street or abutting properties should have the same architectural features and style as the front facade. Modifications may be made in the design for necessary loading and other utility areas.
2. Recommended building materials include: stone, clapboard (wood, vinyl, or simulated), brick, stucco, board and batton, cedar shakes or simulated shakes looking like cedar, slate or slate substitute, and decorative block.
3. Pitched roofs are recommended. Flat roofs are discouraged, except where there is a partial or pent roof that extends along all sides of the building. HVAC units should not be visible from the surrounding properties or any public street on the same elevation.
4. Buildings and roofs should be designed to use primarily earth tones, colors of natural materials, or colors of traditional building materials such as brick, stone, or wood. The use of appropriate augmenting trim colors is encouraged.
5. Building walls of more than 50 feet in length for properties along State Road, and more than 150 feet in length for properties along U.S. Route 13 should be designed so that there are no long expanses of unbroken wall. The building wall may include changes in materials, color, or texture; windows, entranceways; or other variations.

6. Structures should have symmetrical facades with an odd number of equally spaced openings (doors and windows) per floor.