

ARTICLE 1331

C-1 Commercial Districts

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CROSS REFERENCES

Community service or shopping centers - see P. & Z. Art. 1359
Off-street parking and loading - see P. & Z. Art. 1363
General regulations - see P. & Z. Art. 1371
Signs - see P. & Z. Art. 1375

1331.01 APPLICABILITY.

In C-1 Commercial Districts, the following regulations shall apply.
(Ord. 2717. Passed 2-10-86.)

1331.02 USE REGULATIONS.

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) Permitted Uses By Right.

(1) Principal uses.

- A. Multiple dwelling in combination with business use.
- B. Retail store.
- C. Personal service shop, including, but not limited to, tailor, barber, beauty, dressmaking, shoe repair, laundry, dry cleaners or similar enterprises providing services to persons, their apparel or personal effects.
- D. Restaurant, tea room, caterer.
(Ord. 2717. Passed 2-10-86.)
- E. Business or professional office, including single occupancy medical office, but not including designed medical center, as defined herein.
(Ord. 2874. Passed 12-17-90.)
- F. Studio.
- G. Confectionary or bakery store.
- H. Coin-operated laundromat or valet shop.
- I. Bank or other financial institution.
- J. Public garage or community garage.

(2) Accessory uses.

- A. Customary accessory uses on the same lot with a principal use authorized by right or by special exception in this District.
- B. Signs, as authorized by Article 1375.
- (b) Uses By Special Exception.
 - (1) Principal uses.
 - A. Medical clinic or medical office building subject to the express standards and criteria contained in Article 1355.
 - B. Day care centers, subject to the following express standards and criteria:
 - 1. The building in which the Day Care Center is housed shall be located on a lot which has a minimum area of 20,000 square feet.
 - 2. Safe access and areas for discharging and picking up children shall be provided.
 - 3. Outdoor play areas for children shall be provided and shall be secured by a fence with a self-latching gate.
 - 4. The general safety of the site proposed for a day care center shall be evaluated as it relates to the needs of small children.
 - 5. The facility shall be licensed by the Commonwealth.
 - 6. Day Care Centers which are proposed for the elderly or handicapped shall be designed to maximize accessibility for the clients. Indoor or outdoor recreational facilities shall be provided which are appropriate to the clients needs.
 - (Ord. 2717. Passed 2-10-86; Ord. 2874. Passed 12-17-90.)
 - C. Mortuary, subject to the following express standards and criteria.
 - 1. The minimum site area shall be 20,000 square feet.
 - 2. The site shall have frontage on and direct vehicular access to an arterial or collector road as defined by this Zoning Ordinance.
 - 3. Off-street parking and loading shall be provided in accordance with the requirements of Section 1363.03.
 - 4. All lighting shall be shielded away from adjacent properties.
 - 5. All property lines adjoining residential use or zoning classification shall be screened by a buffer area as defined by this Zoning Ordinance which shall be at least four feet in depth measured from the property line.
 - D. Any use of the same general character as any of the uses permitted by right or special exception in this District, subject to the following express standards and criteria:
 - 1. The impact of the use shall be equal to or less than any authorized use.
 - 2. The use shall comply with all standards and criteria for similar uses permitted by right or special exception.
 - 3. The use shall comply with the performance standards specified in Section 1371.15.
 - 4. The use shall be consistent with the statement of intent and goals and objectives of this Zoning Ordinance.
 - (Ord. 2717. Passed 2-10-86.)

1331.03 BUFFER AREA.

A buffer area shall be provided along all lot lines abutting residentially zoned land and along property lot lines of single-family or two-family dwellings. The buffer area shall be comprised of either of the following:

- (a) A continuous fence at least six feet in height, no less than one-half the surface of which is opaque, unless existing differences in elevation between adjacent properties render a fence ineffective as a buffer; or
- (b) A buffer area, as defined by this Zoning Ordinance, at least five feet in width, as measured from the property line, which meets the standards of this Zoning Ordinance for a buffer area within three years from the date of installation.

(Ord. 2717. Passed 2-10-86.)

1331.04 EXTERIOR WALL SURFACES.

(a) No building shall be erected in this District, whether principal or accessory, which has any part of its exposed exterior wall surface composed of concrete block or cinder block, except as hereinafter set forth. Exposed exterior surfaces on such buildings shall be composed of the following materials only; unless an additional material is approved by the Planning Commission, to be of equal or superior quality and aesthetic character when used under the circumstances proposed:

- (1) Brick;
- (2) Stone;
- (3) Glass;
- (4) Metal, only as approved by the Planning Commission;
- (5) Marble;
- (6) Wood for trim purposes only, unless approved by the Planning Commission.

(b) Concrete block may be used for exposed exterior wall surfaces on the rear wall only where upon approval of the Planning Commission such building is so located that such rear wall would not be viewable by passersby or any part of the general public.
(Ord. 2717. Passed 2-10-86.)

1331.05 AREA AND BULK REGULATIONS.

All uses in this District shall be subject to the following regulations.

- (a) Lot Area. A lot area of not less than 1,000 square feet per family shall be provided for every building hereafter erected or used in whole or in part for residence purposes. Unless otherwise required by specific criteria for a use by special exception, a minimum lot area of 6,000 square feet shall be provided for every building hereafter erected or added to or used in whole or in part for commercial purposes.
- (b) Building Coverage. Every lot used in whole or in part for residence or commercial purposes not more than fifty percent (50%) of the lot area shall be occupied by buildings.
- (c) Front Yard. There shall be a front yard on each street on which a lot abuts which shall not be less than fifteen feet in depth.
- (d) Side Yards.
 - (1) For every detached building erected or used exclusively as a dwelling there shall be two side yards, neither of which shall be less than five feet.
 - (2) For every semi-detached building erected or used exclusively as a dwelling, there shall be one side yard which shall not be less than five feet.
 - (3) Commercial buildings which share a common wall along a common property line in a commercial district shall not be required to provide a side yard on the common property line; however, along any property line of any such lot or lots in a commercial district which adjoins single family use or zoning classification, a fifteen foot side yard shall be required.
 - (4) Commercial buildings which do not share a common wall along a common property line in a commercial district shall provide two side yards, neither of which shall be less than five feet, except that where the lot adjoins single family use or zoning classification, a fifteen foot side yard shall be required.
- (e) Rear Yard. There shall be a rear yard on each lot which shall not be less than fifteen feet in depth, except on corner lots where there shall be no rear yard required.
- (f) Height of Buildings. See Section 1371.02.
(Ord. 2717. Passed 2-10-86; Ord. 2942. Passed 7-19-93.))

1331.06 PARKING AND LOADING.

All authorized uses are subject to the applicable parking and loading requirements specified in Article 1363.

(Ord. 2717. Passed 2-10-86.)

1331.07 PERFORMANCE STANDARDS.

All authorized uses in this District are subject to the performance standards specified in Section 1371.15.

(Ord. 2717. Passed 2-10-86.)

1333.02 USE REGULATIONS.

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) Permitted Uses By Right.

(1) Principal uses.

- A. Any use permitted by right in the C-1 Commercial District, except multiple dwellings in combination with business uses.
- B. Hotel; rooming, boarding or tourist house.
- C. Theaters and other places of amusement.
- D. Newspaper or job printing establishment.

(Ord. 2717. Passed 2-10-86.)

- E. “Animal Shelters/Kennels” operated by White Oak Borough and/or a non-profit organization under the auspices of White Oak Borough.

(Ord. 3192. Passed 10-16-00.)

- F. “Animal Shelters/Kennels” operated as for profit businesses, provided that such businesses shall only be permitted on C-2 properties fronting Lincoln Way, east of the intersection of Lincoln Way and Stewartville Hollow Road.

(Ord. 3584. Passed 7-19-10.)

(2) Accessory uses.

- A. Customary accessory uses on the same lot with a principal use authorized by right or by special exception in this District.
- B. Signs, as authorized by Article 1375.

(b) Uses By Special Exception.

(1) Principal uses.

- A. Any use by special exception authorized in the C-1 District, subject to the applicable express standards and criteria in Section 1331.02(b).

(Ord. 2717. Passed 2-10-86.)

- B. Multi-Family Dwellings, subject to the express standards and criteria contained in Article 1351.

(Ord. 2749. Passed 9-10-86.)

- C. Shopping centers, subject to the express standards and criteria contained in Article 1359 governing community service or shopping centers.
- D. Fraternal or social clubs or lodges, subject to the express standards and criteria in Section 1329.02(b)(1)C.
- E. Service station as defined by this Zoning Ordinance, subject to the following express standards and criteria:

- 1. The minimum site area shall be 20,000 square feet.
- 2. The site shall have frontage on and direct vehicular access to an arterial or collector street as defined by this Zoning Ordinance.
- 3. No gasoline pump shall be located within fifteen feet of any street line.
- 4. No building, stand, oil rack or other apparatus, other than which is necessary for quick service to an automobile, shall be located within thirty-five feet of any street line.

5. All minor repair work and such activities as car washing and lubrication shall be performed within an enclosed building.
 6. There shall be no storage of equipment, materials or wrecked or dismantled vehicles outside an enclosed building.
 7. There shall be no more than one motor vehicle per employee and employer plus three customers' vehicles per repair bay parked outside an enclosed building at any time.
 8. All lighting shall be shielded away from adjacent properties.
 9. All property lines adjoining residential use or zoning classification shall be screened by a buffer area as defined by this Zoning Ordinance which shall be at least four feet in depth measured from the property line.
- F. Car wash, subject to the following express standards and criteria:
1. The minimum site area shall be 10,000 square feet.
 2. The site shall have direct access to an arterial or collector street as defined by this Zoning Ordinance.
 3. All property lines adjoining residential use or zoning classification shall be screened by a buffer area as defined by this Zoning Ordinance which shall be at least four feet in depth measured from the property line.
 4. Gasoline pumps for servicing cars may be located on the property. Gasoline pumps when installed shall not be within fifteen feet of any street line.
 5. No car repair work and no car lubrication shall be performed on the property.
 6. All car washing shall be performed within an enclosed building.
 7. In addition to all other required parking areas, sufficient paved automobile storage area shall be provided so that at anticipated peak business hours automobiles waiting to be washed shall not overflow onto adjacent properties, streets, or berms.
 8. Drainage water from the washing operation shall be controlled so as not to become a nuisance or hazard to persons using adjoining properties, and so that water does not drain onto berms or roadways.
- G. New and used motor vehicle sales, subject to the following express standards and criteria:
1. The minimum site area shall be two acres.
 2. The site shall have frontage on and direct vehicular access to an arterial or collector street as defined by this Zoning Ordinance.
 3. Any outdoor display area for new or used car sales shall be adequately secured by a fence or other appropriate means to insure safety of the vehicles during non-business hours.
 4. The area used for the display of merchandise offered for sale and the area used for the parking of customer and employee automobiles shall be continuously maintained in either concrete, over a base of crushed stone compacted to not less than six inches in depth, or such other surfacing of an equivalent or superior character if same is first approved by the Building Inspector.
 5. All such lots used for the outdoor display of automobiles shall have included on the same zoning lot, and as part of the same business facility, a completely enclosed structure of not less than 1,400 square feet of floor area, and all repair, servicing, sales and customer car washing shall be located and conducted therein.
 6. No article or merchandise shall be displayed outdoors less than five feet from the lot lines of adjacent properties.
 7. All lights and light poles shall be located and erected in such a fashion that the closest edge of such structure or equipment shall be not less than ten feet from the nearest edge of the street right-of-way line, and all lights and illumination shall be directed into the sales area and away from the adjoining streets and adjacent lots.
 8. No strings of lights or flags, flashers, or any other display paraphernalia shall be permitted on such zoning lot, on any of the structures or poles attached thereto, or in or on the merchandise displayed outdoors, except for such signs otherwise allowed under this Zoning Ordinance and subject to the limitations of Article 1375.
 9. No vehicle shall be displayed or offered for sale outdoors which does not have all of the mechanical and body components necessary for the safe and lawful operation thereof on the streets and highways of the Commonwealth.

10. All required off-street parking stalls shall be reserved exclusively for the parking of customer or employee automobiles, and are not to be used for the display of merchandise. Separation by curb, wall, planting, fence, grass stripping or painting shall be required between the customer parking area and the outdoor display area.
 11. Customer vehicles with external damage awaiting repairs shall be located either indoors or in an area outdoors containing at least one parking space for each 200 square feet of floor area devoted to body repair. Such area shall be located and screened in such fashion so that the vehicles therein will not be visible from the public streets or highways or from surrounding properties.
 12. All property lines adjoining residential use or zoning classification shall be screened by a buffer area as defined by this Zoning Ordinance which shall be at least four feet in depth measured from the property line.
- H. Repair garage, as defined by this Zoning Ordinance, subject to the following express standards and criteria:
1. The minimum site area shall be 10,000 square feet.
 2. The site shall have frontage on and direct vehicular access to an arterial or collector street as defined by this Zoning Ordinance.
 3. Hydraulic hoists, pits and all lubrication, greasing, automobile-washing and repair equipment shall be entirely enclosed within a building.
 4. No building, stand, oil-rack or other apparatus, other than which is necessary for quick service to an automobile, shall be located within thirty-five feet of any street line.
 5. In addition to parking areas required by Section 1363.03, adequate provision shall be made for vehicle maneuvering areas outside a building which shall have an all-weather surface.
 6. There shall be no storage of any wrecked or dismantled vehicle outside a building for longer than two weeks.
 7. All property lines adjoining residential use or zoning classification shall be screened by a buffer area as defined by this Zoning Ordinance which shall be at least four feet in depth measured from the property line.
- I. Laundry or dry cleaning plant, subject to the following express standards and criteria:
1. Adequate provisions shall be made to contain all poisonous or obnoxious odors or fumes.
 2. An unobstructed area twenty feet in depth from the building wall shall be provided on all sides of the building to afford access by emergency vehicles and fire protection to adjacent buildings.
- J. Any use of the same general character as any of the uses permitted by right or special exception in this District, subject to the following express standards and criteria:
1. The impact of the use shall be equal to or less than any authorized use.
 2. The use shall comply with all standards and criteria for similar uses permitted by right or special exception.
 3. The use shall comply with the performance standards specified in Section 1371.15.
 4. The use shall be consistent with the statement of intent and goals and objectives of this Zoning Ordinance.
- (Ord. 2717. Passed 2-10-86.)
- K. Those forms of adult arcade, adult bookstore or video store, adult cabarets, adult motels, adult motion picture theaters, and all other adult and sexually explicit or sexually oriented business operations defined in Section 1371.23 in accordance with the requirements set out in Section 1371.23 hereafter.
- (Ord. 3007. Passed 7-17-95.)
- L. Senior Retirement Living Facility: as a special exception subject to the express and pertinent standards and criteria contained in Article 1351. All other provisions of this section remain in full force and effect.

(Ord. 3172. Passed 6-14-00.)

1333.03 AREA AND BULK REGULATIONS.

All uses in this District shall be subject to the following regulations:

- (a) Lot Area. Unless otherwise required by the specific criteria for a use by special exception, a minimum lot area of 15,000 square feet shall be provided for every building hereafter erected or added to in the C-2 District.
- (b) Building Coverage. For every lot used in whole or in part for commercial purposes, not more than forty percent (40%) of the lot area shall be occupied by buildings.
- (c) Front Yard. There shall be a front yard on each street on which a lot abuts which shall not be less than thirty feet in depth.
- (d) Side Yards. Each side yard shall be not less than ten feet in width, except along property lines adjoining single-family use or zoning classification where the required side yard shall be thirty feet.
- (e) Rear Yard. On corner lots there shall be no rear yard required. On all other lots, there shall be a rear yard which shall not be less than twenty feet in depth, except along property lines adjoining single family use or zoning classification where the required rear yard shall be thirty feet.
- (f) Height of Buildings. See Section 1371.02.
(Ord. 2717. Passed 2-10-86; Ord. 2942. Passed 7-19-93.)

1333.04 BUFFER AREA.

A buffer area shall be provided along all lot lines abutting residentially zoned land and along property lines of single-family or two-family dwellings. The buffer area shall be comprised of either of the following:

- (a) A continuous fence at least six feet in height, no less than one-half the surface of which is opaque, unless existing differences in elevation between adjacent properties render a fence ineffective as a buffer; or
- (b) A buffer area, as defined by this Zoning Ordinance, at least five feet in width, as measured from the property line, which meets the standards of this Zoning Ordinance for a buffer area within three years from the date of installation.
(Ord. 2717. Passed 2-10-86.)

1333.05 DRIVEWAY LOCATION.

All uses in this District shall be subject to the following provisions regarding driveway locations. The minimum distance between driveways shall be 100 feet measured from driveway edge to driveway edge. When properties have less than 100 feet of frontage, the driveway shall be located at the most extreme distance feasible from another driveway. The distance along the road frontage between driveways shall contain concrete or asphalt curbs, guard railing, landscaping or similar traffic barriers to prohibit ingress/egress by vehicles at points other than designated driveways. All driveways shall be located at least thirty feet from any intersection right-of-way line.

(Ord. 2717. Passed 2-10-86.)

1333.06 EXTERIOR WALL SURFACES.

(a) No building shall be erected in this District, whether principal or accessory, which has any part of its exposed exterior wall surface composed of concrete block or cinder block, except as hereinafter set forth. Exposed exterior surfaces on such buildings shall be composed of the following materials only, unless an additional material is approved by the Planning Commission, to be of equal or superior quality and aesthetic character when used under the circumstances proposed:

- (1) Brick;
- (2) Stone;

- (3) Glass;
- (4) Metal, only as approved by the Planning Commission;
- (5) Marble;
- (6) Wood for trim purposes only, unless approved by the Planning Commission.

(b) Concrete block may be used for exposed exterior wall surfaces on the rear wall only where upon approval of the Planning Commission such building is so located that such rear wall would not be viewable by passersby or any part of the general public.
(Ord. 2717. Passed 2-10-86.)

1333.07 PARKING AND LOADING.

All authorized uses are subject to the applicable parking and loading requirements specified in Article 1363.
(Ord. 2717. Passed 2-10-86.)

1333.08 PERFORMANCE STANDARDS.

All authorized uses in this District are subject to the performance standards specified in Section 1371.15.
(Ord. 2717. Passed 2-10-86.)
