

SECTION 504
B-2 GENERAL COMMERCIAL DISTRICT

504.1 PERMITTED USES

A. RETAIL BUSINESS, INCLUDING OR SIMILAR TO THE SALE OF:

Artist, Music and Hobby Supplies
Automotive Supplies
Automotive Sales, Maintenance and Repair
Building, Lumber or Plumbing Supplies
Clothing and Clothing Accessories
Commercial Greenhouses, Nurseries & Garden Shops
Convenience Stores
Convenience Stores with Gas Sales
Electronic Equipment and Products, both sales and repairs
Equipment Sales and Repair
Florist Shops
Food/Grocery
Greenhouses, Nurseries & Garden Shops
Greeting Cards, Newspapers, Books, Stationary & Magazines
Hardware
Household Goods and Appliances
Office Equipment and Supplies
Pet Stores
Pharmaceutical Products
Retail Sales
Sporting Goods
Variety Goods
Wholesale Goods

B. SERVICE-ORIENTED BUSINESS INCLUDING OR SIMILAR TO:

Animal Hospital/Veterinarian Clinic
Animal Kennels
Banks
Car Washes
Child Care Centers
Day Care Centers
Funeral Homes
Gasoline Service Stations
Health Clubs
Medical Offices
Motels and Hotels
Nursing Homes
Personal Care Homes
Personal Services

Private Garage (storage or vehicles)
Professional Offices
Public Uses
Public Water & Sewer and other Utilities (as defined in Article 2 of this Ordinance)
Repair Garages
Restaurants
Self – Storage Facilities

C. RECREATION AND ENTERTAINMENT RELATED BUSINESS
INCLUDING OR SIMILAR TO:

Commercial Recreational Facilities
Public Recreational Facilities
Private Recreational Facilities
Theaters (indoor)

D. RESIDENTIAL USES

Apartments, Townhouses and Condominiums
Dwelling over and/or attached to business Group Residences
No Impact Home-Base Business
Accessory Uses to the Above

E. ACCESSORY USES TO ALL USES PERMITTED BY RIGHT:

Minor Solar Energy System

504.2 USES PERMITTED BY SPECIAL EXCEPTION
ZONING HEARING BOARD APPROVAL REQUIRED

Boarding or Rooming Homes
Bulk Fuel storage
Cemeteries
Cleaning, Laundry and Dyeing Plants
Contractors Yards
Entertainment Facilities
Hazardous Substance, any use which utilizes and/or stores any hazardous
Substance, (as define Article 2 of this Ordinance)
Lodges or Clubs
Machine Shops
Medium Wind Energy Turbine
Medical Clinics

Multifamily Dwellings within an individual residential structure
Outdoor Storage (as defined in article 2 of this Ordinance)
Printing, Lithographing or Publishing Plants
Small Structure Mounted or tower Mounted Wind Energy turbine
Stone or Monument Works
Tire Retreading and Recapping
Trucking Facilities and Terminals
Trucking Warehouse
Accessory uses to the above

504.3 DIMENSIONAL REGULATIONS

Each principal building, structure and/or use shall be governed by the following regulations, unless a particular use is governed by additional standards, including but not limited to State regulations, General regulations contained in article 3 and/or Supplementary Regulations contained in Article 8 of this Ordinance.

A. Minimum Lot Are

1. None, subject to the lot being serviced by public water and public sewer
2. Forty-three thousand five hundred and sixty (43,560) square feet when the lot is serviced by on-lot sewage disposal.

B. Minimum Lot Width:

1. None, subject to the lot being serviced by public water and public Sewers.
2. One Hundred (100) feet, when the required minimum lot size is forty-three thousand five hundred and sixty (43,560) square feet

C. Front Yard: The minimum front yard shall be not less than thirty-five (35') feet in depth as measured from the front lot line.

D. Rear Yard: The rear yard shall be not less than thirty (30') feet in depth as measured from the rear lot line; a rear yard setback of forty (40') feet shall be required when the adjoining rear lot contains a residential use or a residential zoning district.

E. Side Yard: The side yard shall be not less than ten (10') feet on each side when the Adjoining lot contains a nonresidential use; a side yard setback of not less Than twenty (20') feet shall be required for any side yard when adjoining lot contains a residential use or where it abuts a residential zoning district.

- F. Lot Coverage: Not more than forty-five (45%) percent of the lot area shall be covered by buildings or structures.
- G. Building Height: The maximum height of any building shall not exceed Three (3) stories of forty (40') feet.

504.4 SUPPLEMENTARY REGULATIONS (See ARTICLE 8 of this Ordinance)

504.5 SUBDIVISION AND LAND DEVELOPMENT

In addition to the applicable provisions of this Ordinance, any property proposed to be divided into parcels or developed in accordance with the definitions of a "Subdivision" or "Land Development", as contained within Hazle Township Subdivision and Land Development Ordinance shall also be subject to the governing regulations and provisions of the Hazle Township Subdivision and Land Development Ordinance.

SECTION 509
BP BUSINESS PARK

509.1 PERMITTED USES

Call centers
Health clubs
Light Industry (as defined in Article 2 of this Ordinance)
Minor Solar Energy System
Nursing and Care Centers
Offices
Office Campus
Professional Office
Public buildings
Public recreation facilities
Research and development facilities
Schools and training facilities
Warehousing and distribution centers
Accessory uses to the above

509.2 USES PERMITTED BY SPECIAL EXCEPTION
ZONING HEARING BOARD APPROVAL REQUIRED

Airports
Heliports
Hotels and Motels
Medical Clinics
Medium Wind Energy Turbine
Private Recreation and amusement facilities
Public Utility buildings
Restaurants
Small Structure Mounted or Tower Mounted Wind Energy Turbine
Accessory uses to the above

509.3 DIMENSIONAL REGULATIONS

Each principal building, structure and/or use shall be governed by the following regulations, Unless a particular use is governed by additional standards including but not limited to State Regulations, General Regulations contained in Article 3 and/or Supplementary regulations Contained in Article 8 of this Ordinance.

- A. Minimum Lot areas:
 - 1. One (1) Acre when serviced by centralized or public sewers.
 - 2. Five (5) acres when serviced by on-lot sewage disposal system.
- B. Minimum Lot Width: One hundred fifty (150') feet.

- C. Front Yard: The minimum front yard shall not be less than forty (40') feet in depth as measured from the front lot line.
- D. Rear Yard: The rear yard shall be not less than thirty (30') feet in depth as measured from the rear lot line when the adjoining rear yard contains a nonresidential use. A rear lot of not less than one hundred (100') feet shall be required when the adjoining rear lot line contains a residential use or a residential zoning district.
- E. Side Yard: The side yard shall be not less than twenty (20') feet on each side when the adjoining side yard contains a nonresidential use. A side yard setback of not less than one hundred fifty (150') feet shall be required when the adjoining lot contains a residential use or a residential zoning district.
- F. Lot Coverage: Not more than seventy (70%) percent of the lot area shall be covered by buildings, structures or other impervious surfaces, including parking area.
- G. Building Height: The maximum height of any building shall not exceed three (3) stories or a maximum height of forty (40') feet above the existing grade.

509.4 SUPPLEMENTARY REGULATIONS (See ARTICLE 8 of this Ordinance)

509.5 SUBDIVISION AND LAND DEVELOPMENT

In addition to the applicable provisions of this Ordinance, any property proposed to be divided into parcels or developed in accordance with the definitions of a "Subdivision" or "Land Development", as contained within Hazle Township Subdivision and Land Development Ordinance shall also be subject to the governing regulations and provisions of the Hazle Township Subdivision and Land Development Ordinance.