

ZONING

1. Purpose. The Route 322 Corridor from Meadville to Conneaut Lake Borough is the primary commercial area of Central Crawford County. This zoning district sets forth standards for land use, design, landscaping, parking, signage and related matters. The community development objectives of these regulations are:
 - A. Provide a common zoning provision for communities along the Conneaut Corridor.
 - B. Set appropriate standards to insure quality development along this highway.
 - C. Set certain common signage and landscaping standards to provide an identity for the Conneaut Corridor.
 - D. To implement the Central Crawford Region Multi-Municipal Comprehensive Plan.

2. Permitted Uses.
 - A. Retail sales, all types (floor area 30,000 square feet of floor, or less).
 - B. Retail manufacturing (bakery, candy) (subsection (5)(B)).
 - C. Banks and financial institutions (including drive-in).
 - D. Churches and/or house of worship.
 - E. Offices (all types, including professional services).
 - F. Medical offices and clinics.
 - G. Indoor recreation and amusement (subsection (5)(C)).
 - H. Business and trade schools.
 - I. Restaurants and catering.
 - J. Home centers (subsection (5)(D)).
 - K. Garden centers (subsection (5)(D)).
 - L. Day care centers (subsection (5)(E)).
 - M. Hotels and motels (subsection (5)(F)).
 - N. Health maintenance studios.
 - O. Movie theaters (subsection (5)(C)).
 - P. Forestry (§27-519).

- Q. Essential services.
 - R. Accessory uses and structures.
 - S. Commercial bakeries.
 - T. Cabinet and furniture making.
 - U. Manufactured home sales and service.
 - V. Rental centers, all types.
 - W. Federal, State, municipal, or municipal authority facilities.
 - X. Public parks.
 - Y. Fire departments (subsection (5)(A)).
 - Z. Artisans and craft work establishments.
 - AA. Computer center; data processing service centers.
3. Conditional Uses.
- A. Large retail (over 30,000 square feet of floor area) (§27-603(30)).
 - B. Auto/truck sales and service (§27-603(38)).
 - C. Boat sales, services and storage (§27-603(38)).
 - D. Auto/truck sales and services, used (§27-603(38)).
 - E. Farm machinery/heavy equipment, sales and service (§27-603(38)).
 - F. Convenience stores (§27-603(31)).
 - G. Veterinary establishments (§27-603(2) and (32)).
 - H. Shopping centers (§27-603(33)).
 - I. Industrial business parks (§27-603(37))—Conneaut Corridor.
 - J. Outdoor recreation and amusement (§27-603(34))
 - K. Wholesale trade (§27-603(35)).
 - L. Tool and die shops (§27-603(39)).
 - M. Light manufacturing (§27-603(39)).

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- N. Car washes (§27-603(40)).

[Ord. 2012-03]

4. Dimensional Standards.
 - A. Minimum lot size: 1½ acres
 - B. Minimum lot width at front building lot and minimum road frontage: 200 feet.
 - C. Minimum setback from street right-of-way line: 35 feet.
 - D. Minimum building setback from side lot line: 15 feet.
 - E. Minimum setback from rear lot line: 35 feet.
 - F. Maximum percent of lot coverage by all buildings to the total lot area: 35%.
 - G. Maximum percent lot coverage of impervious surfaces: 80%.
5. Permitted Uses with Conditions for the Conneaut Corridor.
 - A. Fire Departments.
 - (1) All side and rear property lines adjoining residential uses or zoning classifications shall be screened by a buffer area as defined by this Chapter which is at least 6 feet in depth, measured from the property line.
 - (2) All lights shall be full cutoff.
 - (3) The entrance and exit for the facility shall be so designed as to allow adequate sight distances and generally ensure a safe entrance onto public roads. (See also §27-601.)
 - (4) There shall be adequate space in front of the fire station so trucks and equipment may be backed into their parking bays without using public streets for maneuvering room.
 - B. Retail Manufacturing. This involves such activities of small bakeries, candy making or the custom production of artisan products. Such uses shall sell at least 60% of all produced goods at retail on premises.
 - C. Indoor Recreation and Amusement, Movie Theaters. Such uses as dance studios, bowling allies, game arcades, pool/billiard halls, martial arts studios, and similar private endeavors shall:
 - (1) Have no outdoor loudspeakers.

- (2) Provide a buffer/screening yard of at least 10 feet for any rear or side yard, which abuts a residential area.
- (3) The operator shall present a plan indicating how the conduct of juvenile patrons shall be monitored and controlled.

D. Garden and Home Centers. Such uses often use outdoor areas for the sale or storage of plants or goods.

- (1) No area used for the sale or storage of plants or other goods shall infringe upon the required parking area, or the front landscaped area.
- (2) All displays shall be set back at least 20 feet from the nearest front lot line and at least 15 feet from side or rear lot lines.

E. Day Care Centers. Day care centers shall:

- (1) Present proof that the needed permits and/or licensing from the Pennsylvania Department of Welfare has been, or will be, issued. Failure to submit this evidence shall be grounds for denial.
- (2) All child drop off/pickup points shall be at least 30 feet from the public road.
- (3) For child safety, all outside play areas shall be effectively isolated from pickup/drop-off and delivery areas. Play areas shall be fenced with entrance/egress to the day care building only. The applicant shall provide a site plan demonstrating same.

F. Hotels and Motels. Such uses shall:

- (1) Are constructed in accordance with the Pennsylvania Uniform Construction Code (UCC).
- (2) Have a lot of at least 3 acres.
- (3) All rear and side property lines which abut residential uses or districts shall provide a screen of at least 10 feet, as defined by this Chapter.
- (4) Present evidence that water and sanitary sewer facilities have been approved by the appropriate agency and are adequately sized.

(Ord. 2009-01, 4/2/2009, §406; as amended by Ord. 2012-03, 8/2/2012, §B)