

**§ 200-27. GC General Commercial District.**

A. Declaration of legislative intent. In expansion of the general intent and community development objectives found in Article I of this chapter, the primary purpose of the GC General Commercial District is as follows:

- (1) To preserve and build upon the strengths of Skippack Village and Creamery Village as the core areas of the Township;
- (2) To provide reasonable standards for the development of commercial, office, service and community uses to serve the needs of the Township residents and workers;
- (3) To minimize the potential negative conflicts between residential and nonresidential uses within and abutting the district;
- (4) To encourage the preservation of existing structures by offering incentives for their creative reuse, while requiring nonresidential conversions to maintain the visual character and architectural scale of existing development within the district; and
- (5) To encourage pedestrian connections between buildings, parking areas, and sidewalks and to encourage consolidation of driveways, parking and curb cuts to provide more efficient, economical and safe access and parking.

B. Application. In the GC General Commercial District the regulations set forth shall apply.

C. Use regulations.

- (1) In the GC General Commercial District, a building may be erected, altered, used or occupied and a lot may be used or occupied for any of the following uses: **[Amended 8-27-2003 by Ord. No. 281]**
  - (a) All uses permitted in the VC Village Commercial District as by right uses. For retail sales the gross floor area limitation shall be a maximum of 5,000 square feet and carry-out restrictions shall not apply. Drive-through facilities shall be subject to the review and approval of the Township Traffic Engineer and shall include stacking lanes not to conflict with circulation or parking.
- (2) Conditional uses. In the GC General Commercial District, a building may be erected, altered, used or occupied and a lot may be used or occupied for any one of the following uses, as a conditional use in accordance with the provisions in Article XIII.
  - (a) All uses permitted by conditional use in the VC Village Commercial District.
  - (b) Amusement arcade.
  - (c) Commercial recreation or amusement.
  - (d) Laundromat self services.
  - (e) Printing, copying and publishing.
  - (f) Undertaking and funeral home, excluding crematorium.
  - (g) Motor vehicle sales, service and repair.
  - (h) Gasoline filling station.

- (i) Wireless communications facilities in accordance with Article X.
- (3) Conditional use. In the GC General Commercial District, a building may be erected, altered, used or occupied, and a lot may be used or occupied for any combination of by-right and conditional uses listed in Subsection C(1) and (2) above as a conditional use in accordance with the provisions in Article XIII. **[Added 6-8-2005 by Ord. No. 295]**

D. Development standards.

- (1) Table GC-1 Development Standards.
  - (a) Minimum lot area: 20,000 square feet.
  - (b) Minimum lot width: 100 feet.
  - (c) Minimum front yard: 35 feet.
  - (d) Minimum side yard: 10 feet.
  - (e) Minimum rear yard: 30 feet.
  - (f) Maximum building coverage: 40%.
  - (g) Maximum impervious coverage: 60%.
  - (h) Maximum building height: 40 feet.
  - (i) Maximum number of stories: three.

E. Additional requirements.

- (1) Parking. In accordance with the provisions in Article VII.
- (2) Signs. In accordance with the provisions in Article VIII.
- (3) The provisions of Article V, Article VI, Article IX and Article XII as applicable.
- (4) Public sewer and public water shall serve all development in the GC General Commercial District.
- (5) All properties shall include a public pedestrian circulation system that is connected to the Township-wide system or is positioned to be connected in the future upon the development of adjacent properties.
- (6) The design of all drive-through facilities shall be supported by a traffic study subject to the review and approval of the Township Traffic Engineer.
- (7) Gasoline filling stations shall have all canopies, pump islands and air facilities set back a minimum of 25 feet from all property lines. Outdoor display of all items is prohibited. All car cleaning services are prohibited. The vehicular circulation system shall be subject to the review and approval of the Township Traffic Engineer.

F. Enterprise development option. **[Added 9-12-2018 by Ord. No. 356]**

- (1) The purpose of the enterprise development option ("EDO") is to enhance the development prospects and encourage viable use of underutilized properties in the GC General Commercial District by providing flexible regulations that will allow for creative uses and/or combinations

of uses for properties located therein.

- (2) The EDO shall be applicable only to those properties located in the GC General Commercial District which meet at least one of the following criteria:
  - (a) At least 50 feet of frontage on Bridge Road (State Route 113); or
  - (b) At least 50 feet of frontage on West Skippack Pike (Route 73) and located southeasterly of the intersection of West Skippack Pike (Route 73) and Lucon Road.
- (3) Under the EDO, a building or buildings may be erected or altered, used or occupied and a lot may be used or occupied for any of the following uses or combination of uses, by conditional use:
  - (a) Residential uses permitted, by right, under §§ 200-12 through 200-16, and § 200-18; and apartments.
  - (b) Nonresidential uses permitted, by right, under §§ 200-26 through 200-28 and § 200-30.
- (4) Applications for uses permitted by conditional use under the EDO shall follow the procedures and standards for conditional use approval set forth in Article XIII.
- (5) All uses not expressly allowed by conditional use under the EDO are prohibited under the EDO, including, but not limited to, industrial uses, manufacturing uses, mining uses, and those uses subject to the performance standards under § 200-57 which fail to meet those performance standards set forth in § 200-57.
- (6) The following development standards shall apply under the EDO option instead of the development standards set forth in § 200-27D:

**Table EDO-1**

**Development Standards for Conditional Uses**

Minimum front yard setback	10 feet
Minimum side yard setback	10 feet
Minimum rear yard setback	10 feet
Maximum impervious coverage	80%
Maximum building height	50 feet

- (7) All development under the EDO must comply with the following additional standards:
  - (a) For tracts of less than one acre that are or will be improved with one or more buildings having a total building footprint of 10,000 square feet or less, the total number of parking spaces will be determined as follows:
    - [1] The total number of parking spaces proposed to be constructed by the applicant must be sufficient to meet the needs of the proposed use(s) and supported by a professionally engineered parking study prepared in accordance with sound traffic engineering practices by a traffic engineer licensed to do business in the Commonwealth of Pennsylvania.
    - [2] In the event the parking study supports a reduction in the number of parking spaces required under Article VII, the parking study shall be reviewed by the Township

Engineer, or his designated Traffic Engineer, who shall make a recommendation to the Skippack Township Board of Supervisors regarding a reduction in the total number of parking spaces, and the Skippack Township Board of Supervisors will base the number of required parking spaces on the traffic study, the recommendation of the Township Engineer, or both.

- [3] As a condition of approval, the Skippack Township Board of Supervisors may require that an area on the tract be designated as a reserve parking area to accommodate future parking demands. Reserve parking area must be considered as impervious coverage and stormwater facilities sized accordingly.
- (b) For all tracts that do not meet the requirements of § 200-27F(7)(a), the total number of parking spaces required under Article VII may be reduced by up to 50%, provided that:
  - [1] The applicant provides a professionally engineered parking study prepared in accordance with sound traffic engineering practices by a traffic engineer licensed to do business in the Commonwealth of Pennsylvania in support of the proposed reduction of the parking requirement(s) during the conditional use application process.
  - [2] The parking study shall be reviewed by the Township Engineer, or his designated Traffic Engineer, who shall make a recommendation to the Skippack Township Board of Supervisors regarding a reduction in the total number of parking spaces, and the Skippack Township Board of Supervisors will base the number of required parking spaces on the traffic study, the recommendation of the Township Engineer, or both.
  - [3] As a condition of approval, the Skippack Township Board of Supervisors may require that an area on the tract be designated as a reserve parking area to accommodate future parking demands. Reserve parking area must be considered as impervious coverage and stormwater facilities sized accordingly.
- (c) All proposed signage must be included in the conditional use application and must comply with the provisions of Article VIII, as applicable. The Board of Supervisors may impose additional, reasonable conditions on proposed signage in accordance with the provisions of Article XIII.
- (d) The provisions of Article V, Article VI, Article VIII and Article XII shall apply, as applicable.
- (e) District setbacks. District setbacks may be imposed by the Board of Supervisors during the conditional use application process, provided that such setbacks shall not exceed the side yard setback of the adjacent parcel.
- (f) All development under the EDO option must be served by public water and public sewer. As a condition of approval, the Skippack Township Board of Supervisors may require all utilities serving the development to be installed underground.
- (g) All development under the EDO option must include a trail or sidewalk along the Bridge Road and/or West Skippack Pike frontage of the tract, or equivalent pedestrian connectivity satisfactory to the Skippack Township Board of Supervisors.