

Article 9 - Commercial and Office District (C-O)

Section 900. Purpose

The purpose and intent of the C-O - Commercial and Office District is to provide reasonable standards for the harmonious development of business and professional offices, and other similar and accessory uses; provide for the public convenience and to avoid undue congestion. Such District is further intended to encourage the harmonious and aesthetically pleasing physical development of the Township by providing for gradual transitions between adjacent land uses and to consolidate locations which will accommodate new office and commercial development.

Section 901. Area of Application

The following regulations shall apply to all areas designated C-O - Commercial and Office District on the Zoning Map.

Section 902. Use and Lot Area Requirements

Table 9 shows permitted, special exception, and conditional uses, and the lot area requirements for the C-O District.

Section 903. Setbacks; Buffers and Screening; Interior Yards; and Streets

A. Setbacks - Each lot shall meet the minimum front, side and rear setback requirements as follows:

1. Front Setback (Yard) Width - twenty-five feet (25').
2. Side Setback (Yard) Width - twenty-five feet (25') each.
3. Rear Setback (Yard) Depth - thirty-five feet (35').

B. Buffers and Screening Requirements

1. When adjacent to an A-RR, R-1, R-2, R-3, N-R, and MX District, landscape buffers shall be provided in place of the yard setback required in Section 903.A.
2. Buffers and screening shall be provided in accordance with the requirements contained in Section 1304.

C. Interior Yards - (open space between buildings) shall be provided as follows:

1. When front to front, rear to rear, or front to rear, parallel buildings shall have fifty feet (50') between faces for one story in height, plus five feet (5') for each additional story. If the front or rear faces are obliquely aligned, the above distances may be decreased by as much as fifteen feet (15') at one end if increased by similar or greater distance at the other end. Where service drives or bank grade changes or collector walks are introduced in this space, the yard distance shall be at least twenty-five feet (25').
2. When two adjacent buildings differ in the number of stories, the spacing shall be not less than one-half the sum of the required distance between two buildings of lower height, plus that between two buildings of the greater height.

3. Outer and inner courts shall be permitted when such courts are not less than fifty feet (50') or equal to the dimensions of the full height of the building walls enclosing the court, whichever is greater.
4. The minimum distance separating multiple-family buildings from non-residential uses shall be not less than seventy-five feet (75').
5. Between end walls and front or rear faces of buildings, thirty feet (30') for one story, plus five feet (5') for each additional story, shall be required.

D. Streets and Access Drives

1. Plans for streets, drives, service access, parking and walks and all such facilities shall be reviewed and approved and all such facilities shall be designed and installed in the manner prescribed by the Township Subdivision and Land Development Regulations for dedication, and amendments thereto, regardless of whether they are to be presented to the Township for dedication or not.
2. Suitable access for fire fighting equipment, refuse collection, deliveries where necessary, snow removal, shall be provided.

E. Off-Street Parking

1. Parking space, off-street, shall meet regulations as set forth in Article 17 herein.
2. Excepting single-family semi-detached, single family attached and two family detached dwellings, all parking areas shall be located at least twenty-five feet (25') from the buildings to allow access for emergency vehicles.
3. The required parking spaces shall be situated on the same lot within two hundred feet (200') of the dwelling units to be serviced.

Section 904. Building Height Limit

No building shall be erected in excess of thirty-five feet (35') in height; provided, however that the height may be increased one foot (1') for each additional foot that the width of each side yard exceeds the minimum required to a maximum of forty-five (45') feet.

Section 905. Lot Coverage

Not more than fifty percent (50%) of the area of each lot shall be occupied by buildings, and no more than seventy percent (70%) of the total lot area shall be occupied by impervious surfaces, including buildings, and parking surfaces.

**TABLE 9
C-O - COMMERCIAL AND OFFICE DISTRICT**

Use #	C-O - Commercial and Office District	Front Yard	Rear Yard	Side Yard	Public Water and Public Sewer		Public Sewer No Public Water		No Public Water or Public Sewer	
					Minimum	Street Frontage	Lot Size	Minimum	Street Frontage	Lot Size
PERMITTED USES										
1.	Professional Offices	See Section 903			22,500 SQ. FT.	100 FT.	22,500 SQ. FT.	100 FT.	1 ACRE	100 FT.
2.	Business Services	See Section 903			22,500 SQ. FT.	100 FT.	22,500 SQ. FT.	100 FT.	1 ACRE	100 FT.
3.	Medical and Similar Laboratories and Clinics	See Section 903			22,500 SQ. FT.	100 FT.	22,500 SQ. FT.	100 FT.	1 ACRE	100 FT.
4.	Business and Office Equipment Sales and Service	See Section 903			22,500 SQ. FT.	100 FT.	22,500 SQ. FT.	100 FT.	1 ACRE	100 FT.
5.	Mortuary or Undertaking Establishments	See Section 903			22,500 SQ. FT.	100 FT.	22,500 SQ. FT.	100 FT.	1 ACRE	100 FT.
6.	House of Worship	See Section 903			22,500 SQ. FT.	100 FT.	22,500 SQ. FT.	100 FT.	1 ACRE	100 FT.
7.	Drug Stores	See Section 903			22,500 SQ. FT.	100 FT.	22,500 SQ. FT.	100 FT.	1 ACRE	100 FT.
8.	Florist	See Section 903			22,500 SQ. FT.	100 FT.	22,500 SQ. FT.	100 FT.	1 ACRE	100 FT.
9.	Personal Services	See Section 903			22,500 SQ. FT.	100 FT.	22,500 SQ. FT.	100 FT.	1 ACRE	100 FT.
10.	Office, Corporate	See Section 903			22,500 SQ. FT.	100 FT.	22,500 SQ. FT.	100 FT.	1 ACRE	100 FT.
11.	Public Parks and Recreation Areas	See Section 903			1 ACRE	150 FT.	1 ACRE	150 FT.	1 ACRE	150 FT.
12.	Public Uses and Buildings	See Section 903			22,500 SQ. FT.	100 FT.	22,500 SQ. FT.	100 FT.	1 ACRE	100 FT.
13.	Accessory Buildings and Structures	See Section 1301								
14.	Laundry and Dry Cleaning Establishments (Personal)	See Section 903			22,500 SQ. FT.	100 FT.	22,500 SQ. FT.	100 FT.	1 ACRE	100 FT.
15.	Library	See Section 903			22,500 SQ. FT.	100 FT.	22,500 SQ. FT.	100 FT.	1 ACRE	100 FT.
16.	Convenience Store with Gas Dispensing	See Section 903			22,500 SQ. FT.	100 FT.	22,500 SQ. FT.	100 FT.	1 ACRE	100 FT.
17.	Retail Business	See Section 903			22,500 SQ. FT.	100 FT.	22,500 SQ. FT.	100 FT.	1 ACRE	100 FT.
18.	Hotels and Motels	See Section 903			1 ACRE	150 FT.	10,000 SQ. FT.	150 FT.	1 ACRE	100 FT.
19.	Automobile and/or Trailer Sales Garage	See Section 903			22,500 SQ. FT.	100 FT.	22,500 SQ. FT.	100 FT.	1 ACRE	100 FT.

**TABLE 9
C-O - COMMERCIAL AND OFFICE DISTRICT**

Use #	C-O - Commercial and Office District	Front Yard	Rear Yard	Side Yard	Public Water and Public Sewer		Public Sewer		No Public Water or Public Sewer	
					Minimum	Street Frontage	Minimum	Street Frontage	Minimum	Street Frontage
		Minimum	Lot Size	Street Frontage	Lot Size	Street Frontage	Lot Size	Street Frontage		
SPECIAL EXCEPTIONS										
20.	Child Care Center	See Section 903			22,500 SQ. FT.	100 FT.	22,500 SQ. FT.	100 FT.	1 ACRE	100 FT.
21.	Accessory Day Care	See Section 903			22,500 SQ. FT.	100 FT.	22,500 SQ. FT.	100 FT.	1 ACRE	100 FT.
22.	Drive-In Facilities for Permitted Use	See Section 903			22,500 SQ. FT.	100 FT.	22,500 SQ. FT.	100 FT.	1 ACRE	100 FT.
23.	Automobile Garage (Major)	See Section 903			22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.
24.	Emergency Medical Treatment Facilities	See Section 903			22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.
25.	Massage Parlor	See Section 903			22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.
26.	Automobile or Gasoline Service Stations	See Section 1417			22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.
CONDITIONAL USES										
27.	Public Utility Buildings and Structures	See Section 903			See Section 1441					

Article 10 - Commercial and Industrial District (C-I)

Section 1000. Purpose

The purpose of the C-I - Commercial and Industrial District is to provide reasonable standards for the orderly development and expansion of commercial and industrial uses in areas where a nucleus of such uses already exists and where this part of the Township provides the most logical location for a combination of professional offices, flex space, light industrial development, and larger scale commercial/service businesses.

Section 1001. Area of Application

The following regulations shall apply to all areas designated C-I - Commercial and Industrial District on the Zoning Map.

Section 1002. Use and Lot Requirements

Table 10 shows permitted, special exception, and conditional uses, and the lot area requirements for the C-I District.

Section 1003. Setbacks and Yards; Buffer Yards

A. Setbacks of the following minimum depths and widths shall be provided, however, in no case shall the front, side, rear yard depths be less than sixty percent (60%) of the legal right-of-way of the street or streets on which the lot abuts.

1. Front Setback (Yard) Width - fifty feet (50')
2. Side Setback (Yard) Width - twenty-five feet (25')
3. Rear Setback (Yard) Depth - twenty-five feet (25')

B. Buffer yard requirements:

1. When adjacent to an A-RR, R-1, R-2, R-3, N-R, or MX District, a buffer yard shall be provided in addition to the above yards required in Section 1003.A, the depth of which shall be not less than one hundred feet (100'). All such buffer yards shall be provided and maintained in accordance with the requirements contained in Section 1304.
2. When adjacent to a pre-existing residential use existing as of the effective date of the Ordinance located within the C-I - Commercial and Industrial District, a buffer yard shall be provided in addition to the above yards required in Section 1003.A, the depth of which shall be no less than one hundred feet (100'). All such buffer yards shall be provided and maintained in accordance with the requirements contained in Section 1304.
3. When adjacent to a public street on which a Residential District or pre-existing residential use abuts on the opposite side, the dimension of the right-of-way of the public street shall not be considered to be a part of the depth of the buffer yard.

Section 1004. Building Height Limit

No building shall be erected to a height in excess of thirty-five feet (35') in height. The height limit for an accessory building shall be not more than twenty-five feet (25') in height.

TABLE 10
C-I - COMMERCIAL AND INDUSTRIAL DISTRICT

Use #	C-I - Commercial and Industrial District	Front Yard	Rear Yard	Side Yard	Public Water and Public Sewer		Public Sewer/ No Public Water		No Public Water or Public Sewer			
		Minimum			Minimum		Minimum		Minimum			
					Lot Size	Street Frontage	Lot Size	Street Frontage	Lot Size	Street Frontage		
PERMITTED USES												
1.	Manufacturing Use	50 FT.	25 FT.	25 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.		
2.	Public Parks and Recreation Areas	50 FT.	50 FT.	25 FT.	1 ACRE	150 FT.	1 ACRE	150 FT.	1 ACRE	150 FT.		
3.	Public Uses and Buildings	50 FT.	25 FT.	25 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.		
4.	Contractors Offices	50 FT.	25 FT.	25 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.		
5.	Indoor Recreation Facilities such as Theaters, Pool Parlors & Bowling Alleys	50 FT.	25 FT.	25 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.		
6.	Radio and Television Station	50 FT.	25 FT.	25 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.		
7.	Wholesaling, Storing and Warehousing	50 FT.	50 FT.	25 FT.	3 ACRES	150 FT.	3 ACRES	150 FT.	3 ACRES	150 FT.		
8.	Bus and Truck Terminals, Motor Freight Depots	75 FT.	75 FT.	25 FT.	3 ACRES	150 FT.	3 ACRES	150 FT.	3 ACRES	150 FT.		
9.	Animal Hospital	50 FT.	25 FT.	25 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.		
10.	Newspaper and Printing Establishments	50 FT.	50 FT.	25 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.		
11.	Office, Corporate	50 FT.	25 FT.	25 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.		
12.	Parking Garage	50 FT.	25 FT.	25 FT.	1 ACRE	200 FT.	1 ACRE	200 FT.	1 ACRE	200 FT.		
13.	Parking Lot	50 FT.	25 FT.	25 FT.	2 ACRES	200 FT.	2 ACRES	200 FT.	2 ACRES	200 FT.		
14.	Agribusiness (No Animal Husbandry)	50 FT.	25 FT.	25 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.		
15.	Dairy	50 FT.	25 FT.	25 FT.	3 ACRES	150 FT.	3 ACRES	150 FT.	3 ACRES	150 FT.		
16.	Business Services; Professional Offices	50 FT.	25 FT.	25 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.		
17.	Industrial Park	50 FT.	50 FT.	25 FT.	5 ACRES	250 FT.	5 ACRES	250 FT.	5 ACRES	250 FT.		
18.	Laundry and Dry Cleaning Establishments	50 FT.	25 FT.	25 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.		
19.	Massage Parlor	50 FT.	25 FT.	25 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.		

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Use #	C-I - Commercial and Industrial District	Front Yard	Rear Yard	Side Yard	Public Water and Public Sewer		Public Sewer/ No Public Water		No Public Water or Public Sewer	
		Minimum	Minimum	Minimum	Lot Size	Street Frontage	Lot Size	Street Frontage	Lot Size	Street Frontage
					Minimum		Minimum		Minimum	
PERMITTED USES (cont'd.)										
20.	Membership Clubs	50 FT.	25 FT.	25 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.
21.	Mini-Storage Warehouses	50 FT.	25 FT.	25 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.
22.	Mobile Home Sales Lot	50 FT.	25 FT.	25 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.
23.	Office Center	50 FT.	25 FT.	25 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.
24.	Accessory Buildings and Structures	See Section 1301								
25.	Convenience Store w/Gas Dispensing	50 FT.	25 FT.	25 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.
26.	Automobile or Gasoline Service Stations	50 FT.	25 FT.	25 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.
27.	Automobile and/or Trailer Sales Garage	50 FT.	25 FT.	25 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.
SPECIAL EXCEPTIONS										
28.	Private and Semi-Public Outdoor Recreation Areas	250 FT.	250 FT.	250 FT.	5 ACRES	200 FT.	5 ACRES	200 FT.	5 ACRES	200 FT.
29.	Mobile Home Parks	See Section 1428 and Subdivision and Land Development Ordinance								
30.	Business Services; Professional Offices	50 FT.	25 FT.	25 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.
31.	Automobile Body Shop (Autos, Trucks or any type of vehicle)	50 FT.	25 FT.	25 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.
32.	School Commercial	50 FT.	25 FT.	25 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.
33.	Junkyard	75 FT.	75 FT.	75 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.
34.	Adult Regulated Facility	50 FT.	25 FT.	25 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.
35.	Child Care Centers	50 FT.	25 FT.	25 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.
36.	Natural Production Uses	75 FT.	75 FT.	25 FT.	5 ACRES	200 FT.	5 ACRES	200 FT.	5 ACRES	200 FT.
37.	Kennels	150 FT.	150 FT.	150 FT.	5 ACRES	200 FT.	5 ACRES	200 FT.	5 ACRES	200 FT.

**TABLE 10
C-I - COMMERCIAL AND INDUSTRIAL DISTRICT**

Use #	C-I - Commercial and Industrial District	Front Yard	Rear Yard	Side Yard	Public Water and Public Sewer		Public Sewer/ No Public Water		No Public Water or Public Sewer	
					Minimum		Minimum		Minimum	
					Lot Size	Street Frontage	Lot Size	Street Frontage	Lot Size	Street Frontage
SPECIAL EXCEPTIONS (Cont'd.)										
38.	Emergency Medical Treatment Facilities	50 FT.	25 FT.	25 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.
39.	Automobile Garage (Major)	50 FT.	25 FT.	25 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.
40.	Group Quarters	50 FT.	25 FT.	25 FT.	22,500 SQ. FT.	150 FT.	22,500 SQ. FT.	150 FT.	1 ACRE	150 FT.
41.	Solid Waste Disposal/Processing Facility	See PA DEP Requirements			50 ACRE	300 FT.	30,000 SQ. FT.	300 FT.	30 ACRE	300 FT.
42.	Race Tracks	See Section 1438								
43.	Power Generator Facility	See Section 1439								
CONDITIONAL USES										
44.	Public Utility Buildings and Structures	75 FT.	75 FT.	75 FT.	See Section 1441					