

**ARTICLE IX
C-2 GENERAL COMMERCIAL DISTRICT**

SECTION 901: PURPOSE

In addition to the general goals listed in the Statement of Purpose, Section 102 and Community Development Objectives, Section 105, it is the purpose of this district to provide for commercial uses to serve the general region.

SECTION 902: USE REGULATIONS

- A. **By-Right Uses.** A building may be erected, altered, or used and a lot may be used or occupied for one (1) or more of the following:
1. All C-1 by-right uses.
 2. Movie theatres and similar places of indoor entertainment.
 3. Commercial day care facilities pursuant to the provisions of Section 1214.
 4. Convenience store pursuant to the provisions of Section 1215.
 5. Plant nursery pursuant to the provisions of Section 1229.
- B. **Special Exception Uses.** A building may be erected altered or used and a lot may be used or occupied for one (1) or more of the following uses when authorized as a special exception by the Zoning Hearing Board, subject to Article XVII, herein:
1. Hotel or motel pursuant to the provisions of Section 1220.
 2. Fast food restaurant pursuant to the provisions of Section 1234.
 3. Automobile sales.
 4. Veterinary clinic, animal hospital, or kennel pursuant to the provisions of Section 1206 and 1223.
- C. **Conditional Uses.** A building or other structure may be erected, altered, or used, and a lot may be used for any one of the following uses when

authorized as a Conditional Use by the Board of Supervisors, pursuant to Section 1608, herein:

1. Shopping centers pursuant to the provisions of Section 1238.

D. **Accessory Uses.** Uses on the same lot, customarily incidental to any of the foregoing uses, and pursuant to the provisions of Section 1202 shall be permitted including:

1. Private garage or private parking areas pursuant to the provisions of Section 1202

SECTION 903: AREA AND BULK REGULATIONS

A. The following regulations shall be observed for individual uses:

1. Minimum lot size.
 - a. Area: forty thousand (40,000) square feet.
 - b. Width at the building line: one hundred and fifty (150) feet.
 - c. Width at the street line: one hundred and fifty (150) feet.
2. Minimum yard dimensions.
 - a. Front yard: fifty (50) feet.
 - b. Each side yard: twenty (20) feet.
 - c. Rear yard: twenty-five (25) feet.
 - d. All yards abutting a lot used or zoned for residential use shall have a minimum depth of fifty (50) feet.
3. Maximum coverage (Impervious).
 - a. Maximum building coverage: twenty percent (20%).
 - b. Maximum lot coverage: sixty percent (60%).

4. Minimum open space requirement: as required by Section 1304, herein.
 5. Maximum building height: thirty-five (35) feet.
- B. The following regulations shall be observed for a shopping center:
1. Minimum tract area.
 - a. Area: five contiguous acres.
 - b. Width at the building line: five hundred (500) feet.
 - c. Width at the street line: five hundred (500) feet.
 2. Minimum yard dimensions.
 - a. Front yard: one hundred (100) feet.
 - b. Each side yard: fifty (50) feet.
 - c. Rear yard: fifty (50) feet.
 - d. All yards abutting a lot used or zoned for residential use shall have a minimum depth of seventy-five (75) feet.
 3. Maximum coverage.
 - a. Maximum lot coverage: sixty percent (60%).
 - b. Maximum building coverage: twenty percent (20%).
 4. Minimum open space requirement: as required by Section 1304, herein.
 5. Maximum building height: thirty-five (35) feet.

SECTION 904: DESIGN STANDARDS

- A. No more than five percent (5%) of the open or paved area may be used for the display of goods.

- B. Parking regulations contained in Section 1305, herein shall apply to uses in this district.
- C. Sign regulations contained in Article XIV shall apply to uses in this district.
- D. The supplemental regulations and general regulations contained in Articles XII and XIII, respectively, shall apply to uses in this district.
- E. The general regulations contained in Article XIII shall apply to uses in this district.
- F. The tract and proposed development shall be served by public water and public sewage disposal.

sewage liquids and solids shall be specifically prohibited in a sanitary landfill.

J. Fencing and Screening.

1. All sanitary landfills shall be completely enclosed by a fence or wall to deter trespassing and to prevent debris from blowing onto adjoining properties.
2. The fence or wall shall be at least eight (8) feet in height, but not more than ten (10) feet high with access only through solid gates. There shall be no openings greater than three (3) inches by three (3) inches in the fence or wall.
3. The fence shall be situated no closer than fifty (50) feet to any street or property line.
4. The fence or wall shall be kept in good repair and maintained in a uniform color.
5. The Screening and landscaping requirements specified in Section 1304 shall apply.

- K. A performance bond shall be posted by the applicant with a sufficient amount to cover the cost, as estimated by the Township engineer, when performing the various responsibilities imposed upon the applicant by this Zoning Ordinance. The amount and form of the bond shall meet the approval of the Board of Supervisors.

SECTION 1238: SHOPPING CENTER

The following restrictions shall apply to all districts in which shopping centers are permitted.

- A. Shopping centers, including parking areas and structures, shall be fully screened from all adjacent residential uses and districts, and shall be landscaped in accordance with the provisions of Section 1304, herein.
- B. The required number of off-street parking spaces shall be determined by using the total square footage of the shopping center in accordance with the provisions of Section 1305, herein.

- C. Outdoor lighting shall be provided in accordance with Section 426 of the Subdivision and Land Development Ordinance.
- D. Open space shall be provided in accordance with Section 1304, herein.
- E. Signage for the shopping center shall comply with the following regulations:
 - 1. Signs for individual uses shall comply with the regulations of Article XIV.
 - 2. A main sign identifying the location of the shopping center shall be permitted in addition to signs for individual uses, but shall not exceed the maximum sign size for the district in which the use is proposed in accordance with Article XIV.
 - 3. Lighting for all signs shall comply with the provisions of Section 1407.C, herein.

SECTION 1239: SWIMMING POOLS

Private swimming pools shall be permitted in residential districts and shall comply with the following conditions and requirements:

- A. The pool is intended and is to be used solely for the enjoyment of the occupants of a principal use of the property on which it is located.
- B. It may be located only in the rear yard or side yard of the property on which it is an accessory use.
- C. It may not be located, including any walks or paved areas or accessory structures adjacent thereto, closer than twenty (20) feet to any property line of the property on which it is located.
- D. All swimming pools shall be completely enclosed by a fence or wall at least four (4) feet in height with a self-closing and lockable gate; however, this does not apply to above-ground pools having a wall measuring at least four (4) feet in height. The required fence or wall shall be erected before any pool is filled with water.