

§510. C-2 - General Commercial District.

§511. Specific Intent.

1. It is the purpose of this district to provide for the orderly expansion of general retail commercial uses in areas where a nucleus of such uses already exists.

§512. Uses Permitted by Right.

1. Land and buildings in the C-2 District may be used for the following purposes and no others, unless a Special Exception as provided for in §513 or Conditional Use as provide for in §514 is granted:
 - A. Retail and wholesale sale of goods, prepared foods and services, except adult bookstores.
 - B. Church or similar place of worship.
 - C. Business, professional or governmental office or studio.
 - D. Banks, savings and loan associations, finance companies and similar types of businesses.
 - E. Municipal use.
 - F. Library or post office.
 - G. Studio.
 - H. Exhibit Hall and Museum.
 - I. Funeral Home/Crematorium.
 - J. Home Occupation, subject to §618.
 - K. Commercial school for the teaching of trades, arts or skills.
 - L. Personal and household service establishments such as, but not limited to barber shops, beauty shops, laundromats, laundry and dry-cleaning shops, tailor and seamstress shops, and shoe and appliance repair shops.
 - M. Fire Station.
 - N. Nursery.
 - O. Motels and hotels.

- P. Restaurants, taverns and similar types of establishments except cabarets.
- Q. Offices of plumbers, masons, carpenters, heating contractors, homebuilders and similar personnel.
- R. Club or lodge for fraternal or social purposes provided that all activities shall be conducted within buildings or structures.
- S. Indoor Theater and place of indoor amusement or recreation.
- T. Exercise and Fitness centers.
- U. Bowling alley, tennis or racquetball courts, skating rink, amusement room for the use of electronic and/or mechanical coin operated devices, and other similar indoor recreation uses.
- V. Lumber and building materials supply establishments.
- W. Golf course, driving range or miniature golf course; tennis courts.
- X. Motor vehicle service station, subject to:
 - (1) All automobile parts, dismantled vehicles and similar articles shall be stored within a building.
 - (2) All repair activities shall be carried out within a building.
- Y. Repair garage, subject to:
 - (1) All repair activities shall be performed within a building.
 - (2) All outdoor storage of dismantled vehicles; automobile parts and similar items shall be screened from view in such a manner that the outdoor storage of materials is not visible from adjoining properties or public streets.
- Z. Car wash, subject to:
 - (1) No water used in the washing of cars shall be discharged onto public roads or onto other properties.
 - (2) Car washing activities shall be carried out within a building.
 - (3) An approach drive or parking area to accommodate a minimum of four (4) cars per bay shall be constructed, except that in the case of a facility where only one (1) is provided the approach drive or parking area shall be constructed to accommodate a minimum of ten (10) cars.
- AA. Self-Storage units.

- BB. Telecommunication Towers: See also separate Communications Tower Ordinance.
- CC. Veterinary Office.
- DD. Hospital/Surgical Center.
- EE. Jr. College/College/University.
- FF. Convenience store with fueling stations.
- GG. Auto Sales Lot subject to §609(9).
- HH. Shopping Center.
- II. Forestry activities including, but not limited to, Timber Harvesting per §635.
- JJ. Accessory uses and structures to the above permitted uses when on the same lot as the permitted use per §603 and §604.
 - (1) Including Roof-mounted Solar Energy System, excluding ground-mounted Solar Array, pursuant to §638.1 and §638.2
- KK. Yard Sales per §643.
- LL. Wind Turbines for Residential or Commercial Use subject to §653.
- MM. Communication antennas mounted on existing Public Utility transmission tower, building or other structure, including existing communication towers, and Communications equipment subject to §655.
- NN. Growing/Processor Facility
- OO. Dispensary Facility

§513. Uses Permitted by Special Exception.

1. The following uses are permitted when Special Exceptions are granted by the Zoning Hearing Board in accordance with §903(8):
 - A. Drive-in movie theater, subject to:
 - (1) Movies shown on the movie screen shall not be visible from public roads.
 - (2) The theater shall be surrounded by a twenty-foot buffer yard in which shall be placed a year-round screen of a minimum height of eight feet.
 - B. Campground, subject to:

- (1) All rules and regulations of the Pennsylvania Department of Environmental Protection shall be complied with.
- (2) All buildings and structures shall be clearly incidental to the use of the site as a campground and shall be for the use of the occupants of the campground only.
- (3) Every campground shall be separated from a public street and from adjoining properties by a buffer strip no less than one hundred feet in width, which shall contain an evergreen planting screen no less than five feet in height when planted.
- (4) No portions of the campground shall be used for year-round occupancy.
- (5) All Certificates of Use and Occupancy issued by the Township shall be issued for a period of one year. Renewal shall be according to the same requirements and procedure as made and provided for in this Ordinance for issuance of the original Certificate of Use and Occupancy.
 - (a) Prior to the issuance or renewal of a Certificate of Use and Occupancy, the owner of a campground shall file with and receive approval by the Township Supervisors of a set of regulations. Such regulations shall prescribe, but not be limited to, such controls as maximum term of occupancy of a site by an individual tenant; temporary or seasonal storage of travel trailers; policing to control noises and activities that might endanger the life, safety or general welfare of other occupants and the owners and/or occupants of adjacent properties.
 - (b) Upon due notice, the Township Supervisors may revoke a Certificate of Use and Occupancy for failure by the owner of a campground to enforce such regulations and the same shall not be reinstated or renewed until satisfactory guarantees of future enforcement are provided.
- (6) There shall be a maximum overall density of ten travel trailer or tent sites per acre. Each site shall be a minimum of one thousand five hundred square feet in area, with a minimum width of twenty-five feet. Each site shall provide a clear, generally level, well-drained pad for accommodating the travel trailer or tent.
- (7) Sites shall be so dimensioned and arranged that when any space is occupied no portion of any travel trailer or tent, including accessory attachments, shall be within ten feet of any portion of any other travel trailer, tent, or building. Each site shall contain at least one parking space which is clear, generally level, and well-drained and no less than ten feet by twenty feet in area.
- (8) Each site shall abut and have direct access to an internal roadway which shall be a minimum of twenty feet in width and improved to a mud free condition suitable for use in all weather conditions. Suitable materials shall be applied to the roads to control dust. Parking shall not be permitted on the roads. In all other respects, the roads shall meet the standards of the governing Subdivision and Land Development Ordinance [Chapter 22], unless waivers are granted pursuant to said ordinance.
- (9) A tenant shall not occupy a space in the travel trailer park for more than nine consecutive weeks. Occupancy of any space in the park for four or more nights in any one week shall be considered occupancy for one week.

- (a) After occupancy in the travel trailer park for nine consecutive weeks, a tenant

shall not occupy a space in park for more than three (3) nights in any-one (1) week a period of four (4) consecutive weeks.

(b) The owner of the travel trailer park shall maintain a daily registration list in the park office. Such list shall indicate the tenants of the park for every night and shall be made available to the Township upon request of the Township Supervisors or person authorized by the Supervisors. The owner shall retain each registration list for a period of one (1) year.

C. Accessory uses and structures to the above permitted uses when on the same lot as the permitted use per §603 and §604.

D. Communication towers subject to the Standards for Communications Towers as set forth in §655.

§514. Uses permitted by Conditional Use.

1. The following uses are permitted when a Conditional Use is approved by the Board of Supervisors in accordance with §809.

A. Bed and Breakfast per §642.

B. Accessory uses and structures to the above permitted uses when on the same lot as the permitted use per §603 and §604.

§515. Area, Yard and Height Regulations.

C-2 – GENERAL COMMERCIAL	MAXIMUM PERMITTED	
	On-Site Sewage Disposal	Public or Community Sewage Disposal
BUILDING HEIGHT	35 feet	35 feet
BUILDING COVERAGE	35 percent	35 percent
PAVED AREA	45 percent	45 percent
	MINIMUM REQUIREMENTS	
LOT AREA	1.5 acres	20,000 sq. ft.
BUILDING SET BACK	40 feet	40 feet
LOT WIDTH		
At street line	150 feet	100 feet
At building set back line	150 feet	100 feet
OPEN AREA	20 Percent	20 percent
SIDE YARD		
Total	40 feet	40 feet
One Side	20 feet	20 feet
REAR YARD	20 feet	20 feet

§516. Performance Standards.

1. In addition to the applicable performance standards of §609 the following performance standards shall apply:
 - A. When the side and/or rear yard of a lot adjoins land zoned other than commercial or industrial, or used for residential purposes, a twenty foot (20) buffer strip suitably landscaped to provide a screen, and in which no paved areas or structures, except retaining walls and/or fences are permitted, shall be provided within the side and/or rear yard adjoining the land not zoned commercial or industrial or used for residential purposes.
 - B. Drive-thru service is permissible provided it can be conducted with a safe and orderly traffic pattern with sufficient waiting area for vehicles waiting to place and pick-up orders, as demonstrated by traffic plans and studies submitted by the applicant.
 - C. Drive-thru service must be 10-ft from the property line. Covered Drive-thru must meet setbacks.
 - D. Landscape Buffers and Screening for Mixed-Use Development: For new mixed-use development projects where a lot adjoins land zoned for or used as low-density residential, the following standards shall apply:
 - (1) A minimum 25-foot buffer shall be provided within the side and/or rear yard adjoining the residential property,
 - (2) The buffer shall consist of a combination of evergreen trees, deciduous trees, and shrubs arranged to provide effective year-round visual screening,
 - (3) One shade tree per 50 linear feet of buffer screen and One evergreen tree per 40 linear feet of buffer screen shall be provided, staggered to ensure continuous coverage,
 - (4) Plant materials shall prioritize native or adaptive species to conserve Township natural resources, minimize irrigation needs, and support ecological functions,
 - (5) No paved areas, parking, or structures shall be permitted within the buffer, except for approved fencing, retaining walls, or pedestrian pathways.
 - (6) Alternative compliance (such as berms, decorative walls, or dense plantings) may be approved by the Township when such measures provide equal or greater buffering and resource conservation benefits.

§517. Design Standards.

1. The design standards defined in §609 apply to all uses in an C-2 District.

§518. General Regulations.

1. The following General Regulations found in Part 6 of this Ordinance shall apply to the C-2 District.