

LOCATION MAP

SCALE: (AS SHOWN)

GENERAL NOTES

- 1. General Notes
- 2. All work shall be in accordance with the latest edition of the Pennsylvania State Code, Title 26, Chapter 27, and the latest edition of the Pennsylvania State Code, Title 26, Chapter 28.
- 3. All work shall be in accordance with the latest edition of the Pennsylvania State Code, Title 26, Chapter 29.
- 4. All work shall be in accordance with the latest edition of the Pennsylvania State Code, Title 26, Chapter 30.
- 5. All work shall be in accordance with the latest edition of the Pennsylvania State Code, Title 26, Chapter 31.
- 6. All work shall be in accordance with the latest edition of the Pennsylvania State Code, Title 26, Chapter 32.
- 7. All work shall be in accordance with the latest edition of the Pennsylvania State Code, Title 26, Chapter 33.
- 8. All work shall be in accordance with the latest edition of the Pennsylvania State Code, Title 26, Chapter 34.
- 9. All work shall be in accordance with the latest edition of the Pennsylvania State Code, Title 26, Chapter 35.
- 10. All work shall be in accordance with the latest edition of the Pennsylvania State Code, Title 26, Chapter 36.
- 11. All work shall be in accordance with the latest edition of the Pennsylvania State Code, Title 26, Chapter 37.
- 12. All work shall be in accordance with the latest edition of the Pennsylvania State Code, Title 26, Chapter 38.
- 13. All work shall be in accordance with the latest edition of the Pennsylvania State Code, Title 26, Chapter 39.
- 14. All work shall be in accordance with the latest edition of the Pennsylvania State Code, Title 26, Chapter 40.
- 15. All work shall be in accordance with the latest edition of the Pennsylvania State Code, Title 26, Chapter 41.
- 16. All work shall be in accordance with the latest edition of the Pennsylvania State Code, Title 26, Chapter 42.
- 17. All work shall be in accordance with the latest edition of the Pennsylvania State Code, Title 26, Chapter 43.
- 18. All work shall be in accordance with the latest edition of the Pennsylvania State Code, Title 26, Chapter 44.
- 19. All work shall be in accordance with the latest edition of the Pennsylvania State Code, Title 26, Chapter 45.
- 20. All work shall be in accordance with the latest edition of the Pennsylvania State Code, Title 26, Chapter 46.
- 21. All work shall be in accordance with the latest edition of the Pennsylvania State Code, Title 26, Chapter 47.
- 22. All work shall be in accordance with the latest edition of the Pennsylvania State Code, Title 26, Chapter 48.
- 23. All work shall be in accordance with the latest edition of the Pennsylvania State Code, Title 26, Chapter 49.
- 24. All work shall be in accordance with the latest edition of the Pennsylvania State Code, Title 26, Chapter 50.

SKETCH PLAN - 80 APARTMENTS SHEET 1 OF 1

APARTMENT TYPE	QUANTITY	TOTAL SQ. FT.	TOTAL GROSS AREA
1-BED	40	10,000	10,000
2-BED	40	10,000	10,000
TOTAL	80	20,000	20,000

TORAVANTI, INC.
 ARCHITECTS & ENGINEERS
 1100 SPRING GARDEN
 PHILADELPHIA, PA 19104
 (215) 381-1100
 12/15/10

ARTICLE IX C COMMERCIAL DISTRICT

Section 900 Purpose

The purpose of this district is to provide for the creation and continuation of retail, service and office development in appropriate areas throughout the township.

Section 901 Permitted Uses

A building may be erected or used, and a lot may be used or occupied, for any of the following purposes, and no other:

A. Uses permitted by right—The following uses are permitted by right:

1. (B2) School
2. (B3) Trade or Commercial School
3. (B5) Private Club
4. ~~(B7) Day-Care Center~~
5. (B8) Hospital
6. (B12) Public Park/Public Recreational Facility
7. (C1) Office
8. (C2) Medical Office
9. (D1) Retail Shop
10. (D2) Large Retail Store
11. (D3) Financial Establishment
12. (D4) Sit Down Restaurant
13. (D5) Fast Food Restaurant
14. (D6) Repair Shop
15. (D7) Funeral Home or Mortuary
16. (D8) Motel, Hotel and Inn
17. (D13) Tavern
18. (D14) Veterinary Office or Clinic
19. (D21) Marina
20. (D25) Nursery
21. (D80) Forestry
22. (F6) Contracting
23. (G5) Dormitory
24. (G6) Nonresidential Accessory Building or Display
25. (G7) Accessory Outside Storage and Display
26. (G11) Aerials, Masts, Radio and Television Towers

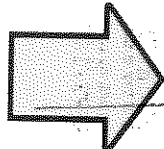
B. Uses permitted by special exception—The following uses may be permitted as authorized by the Zoning Hearing Board in accordance with the standards contained in Section 2507 of this Ordinance:

1. (A7) Life Care Facility
2. (B6) Community Center
3. (D9) Indoor Entertainment/Athletic Facility
4. (D12) Outdoor Entertainment
5. (D17) Automotive Sales -New
6. (D19) Truck Sales
7. (D27) Dwelling in Combination
8. (E1) Utilities

- 9. (G8) Temporary Structure or Use
- 10. (G9) Temporary Community Event

C. Conditional Uses—The following uses may be permitted as authorized by Council in accordance with the standards contained in Section 2408 of this Ordinance:

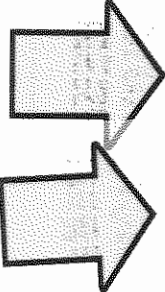
- 1. (B9) Nursing Home
- 2. (D15) Service Station
- 3. (D16) Car Wash
- 4. (D20) Parking Lot or Garage
- 5. (D26) Commercial Kennel
- 6. (D29) Pawn Shop/Check Cashing Establishment
- 7. (E2) Emergency Services
- 8. (E3) Terminal



Section 902 Area and Dimensional Requirements

Unless a greater area or dimensional requirement is listed in Article III "Use Regulations," for a specific use, all uses in the C District shall meet the following requirements:

- A. Minimum Lot Area: 5,000 square feet
- B. Minimum Lot Width: 50 feet
- C. Maximum Building Area: 35 percent
- D. Maximum Impervious Surface Ratio: 70 percent
- E. Minimum Yards:
 - 1. Front: 35 feet
 - 2. Side: 15 feet each
 - 3. Rear: 35 feet
 - 4. Corner Lot: Two front yards, one along each street, each having a depth of not less than 35 feet.
 - 5. Double Frontage Lots: Two front yards, one along each street, each having a depth of not less than 35 feet.
 - 6. Buffer Yard: Buffer yards shall be provided in accordance with Section 2103 of this Ordinance.
- F. Minimum Distance Between Buildings: 12 feet
- G. Height Requirement: No building shall exceed 50 feet in height unless authorized as a special exception by the Zoning Hearing Board. For each foot of height above 35 feet, the buffer yard as required by Section 2103 shall be increased by one foot.



Section 903 Special Provisions for Development within the C Commercial District along the Neshaminy Creek

Within the C district, properties having frontage along the Neshaminy Creek from its confluence with the Delaware River to Route 13, and having a minimum tract size of 10 acres may be subject to the following regulations:

A. Uses permitted by right—In addition to the list of permitted uses in Section 901.A of this ordinance, the following uses are permitted by right only in combination with Use D21 Marina:

1. (A3) Single-Family Attached Dwelling
2. (A4) Multiple-Family Dwelling

B. Area and Dimensional Requirements—Unless a greater area or dimensional requirement is listed in Article III "Use Regulations," for a specific use, all uses in the C District along the Neshaminy Creek shall meet the Area and Dimensional Requirements listed in Section 902 of this ordinance.

C. Any development which includes Use A3 Single-Family Attached Dwelling must comply with Other Regulations Applicable to Single-Family Attached Dwelling (Use A3) as listed below:

1. Every attached dwelling shall have a record lot on a recorded subdivision plan.
2. Each parcel or tract used for a group of townhouses must have at least 100 feet of frontage with access on either an arterial, collector, or primary street, having a minimum cartway width of at least 32 feet. Interior access drives which are dedicated for public use shall be improved to minimum standards contained in Section 503 of the Bristol Township Subdivision and Land Development Ordinance. If not dedicated for public use, conveyance to a Community Association shall be required and provision for maintenance charges shall be made.
3. It is not necessary that each lot have frontage on a public street. Some lots may have frontage on a public street, while others may have access by right-of-way owned by a "Community Association," provided that:
 - a. No individual lot shall be more than 200 feet from a point of approved emergency vehicular access.
 - b. All required improvements involving street and/or private right-of-way access shall require an appropriate bond guaranteeing completion of the improvements, conforming to the provisions of Article VII of the Bristol Township Subdivision and Land Development Ordinance.

Section 904 Special Provisions for Development within the C Commercial District along State Road and U.S. Route 13

Within the C district, properties having frontage along State Road from the Neshaminy Creek to Emily Avenue, and along U.S. Route 13 from the Neshaminy Creek to Dorset Avenue shall be subject to the following regulations: