

## Part 8

## C-1 Neighborhood Commercial District

§801. District Purpose. The purpose of this district is to provide retail, service and other commercial facilities for local residents and those of neighboring communities in areas generally located at major roadways. Standards are provided to allow for both freestanding and attached structure development.

§802. Uses Permitted by Right. Land, buildings or premises shall be used by right only for one or more of the following uses:

1. Retail store, including general merchandise store, hardware, pharmacy or variety store.
2. Food store, including grocery, delicatessen, convenience store or supermarket, liquor store, caterer, bakery sales or ice cream shop.
3. Eating and drinking establishment, including tavern and sit-down or fast-food restaurant.
4. Personal service shop, including barber or beautician, shoe repair, laundromat or cleaner where actual cleaning and pressing are done off premises, tailor or similar personal service.
5. Professional or business office or building, studio, bank or other financial institution.
6. General service or repair including furniture, radio and television or appliance repair.
7. Tradesman's shop, including carpenter, electrician, plumber, cabinet maker or similar establishment.
8. Health club or spa.
9. Club, lodge or other nonprofit establishment, subject to Section §1808.

§803. Uses Permitted by Special Exception. The following uses shall be permitted by special exception, subject to the provisions of Parts 18 and 21 as well as the specific sections listed below:

1. Funeral home.
2. Private commercial education.
3. Health clinic, subject to Section §1809.
4. Municipal or public use.
5. Intermediate, group and adult day care centers subject to Sections §1805 and §1806.
6. Standard collection facility for recycling, subject to Section §1810.

- 7. Conversion of single-family detached dwelling to permitted commercial use, subject to Section §1811.
- 8. Indoor place of amusement or recreation, including theater.

§804. Accessory Uses.

- 1. Off-street parking and loading, subject to Part 15.
- 2. Small collection facility for recycling, subject to Section §1810.
- 3. Storage building or enclosure.
- 4. Signs, subject to Part 16.
- 5. Satellite antenna, subject to Section §1714.
- 6. Any accessory use on the same lot with and customarily incidental to any of the above permitted uses and not detrimental to the neighborhood.

§805. Area and Bulk Regulations. Unless specifically stated otherwise, the following shall be minimum requirements:

- 1. Detached Commercial Buildings
  - a. Lot area - Twelve thousand (12,000) square feet
  - b. Lot width - Seventy-five (75) feet
  - c. Front yard - Forty-five (45) feet
  - d. Side yards - Ten (10) feet each, twenty-five (25) feet if side yard abuts residential district or use
  - e. Rear yard - Thirty-five (35) feet
  - f. Building coverage - Thirty (30) percent, maximum
  - g. Impervious surface - Seventy-five (75) percent, maximum
  - h. Height - Thirty-five (35) feet or two (2) stories, maximum
- 2. Attached Commercial Buildings
  - a. Tract area - Two (2) acres
  - b. Tract width - Two hundred (200) feet

- c. All setbacks (front, rear and sides) - Fifty (50) feet
- d. Building coverage - Twenty-five (25) percent, maximum
- e. Impervious surface - Seventy (70) percent, maximum
- f. Height - Thirty-five (35) feet or two (2) stories, maximum

§806. Special Dimensional Regulations.

1. Detached Commercial Buildings

a. Buffer Area

Where a rear yard of properties in this district abuts a residential district, a buffer shall be provided within the rear yard on the commercial property between such property and the abutting residential property. Such buffer area, defined in Appendix I, shall vary in width depending on the depth of the lot, as indicated below:

Lot Depth	Required Width of Buffer Area
Less than 150 feet	10 feet
150 to 199 feet	15 feet
200 to 249 feet	20 feet
250 to 299 feet	25 feet
300 or more feet	30 feet

b. Screening

- 1. Where properties in the district abut a residential district, there shall be a planted visual screen (as defined in Appendix I) within the buffer area required above. This screen shall be not less than six (6) feet high and shall comply with Section §1719. A privacy type fence or wall, which shall be not less than six (6) feet high, may be substituted for the planted visual screen when authorized by the Planning Commission and Township Engineer.
- 2. Where the side yard in this district abuts a residentially zoned property, screening as noted above shall be required, but no buffer area shall be required.

c. Landscaping

There shall be a landscaped area provided in accordance with Section §1718.

d. Storage

No permanent storage of merchandise, articles or equipment shall be permitted outside a

building, and no goods, articles or equipment shall be stored, displayed or offered for sale beyond the front line of a building.

2. Attached Commercial Buildings

a. All buffer requirements in Section §806 above shall be complied with.

b. All screening requirements in Section §806 above shall be complied with.

c. Landscaping

1. Any part or portion of a site which is not used for buildings, other structures, parking or loading spaces and aisles, sidewalk and designated storage areas shall be planted with an all-season cover and shall be landscaped according to an overall plan. Maximum advantage shall be taken of existing natural plantings in landscaping.

2. All landscaping and screening requirements in Section §1508 relating to the screening and landscaping of parking areas shall be complied with.

§807. Performance Standards. As required in Part 19.

§808. Site Plan Review Requirements. See Subdivision and Land Development Ordinance.