



§ 27-406 HC Highway Commercial District.

[Ord. 2013-01, 2/11/2013]

1.

Purpose. The purpose of the Highway Commercial District is to provide an area conducive to a wide variety of commercial land uses that serve both local and regional consumers. The Highway Commercial District is located along an arterial road for ease of access to local roads and regional highways.

2.

Uses Permitted by Right. The following uses as an individual principal use on any one lot, their customary accessory uses, and no other uses, are permitted in the Highway Commercial District provided that all applicable requirements of this chapter are satisfied:

A.

Retail stores, shops, or service establishments for the conduct of any retail business or service, such as, but not limited to, antiques, appliances, auto parts, beverages, bicycles, books/videos (adult business uses/sexually oriented businesses by special exception), carpeting, clothing, convenience stores, dry goods, farmers market, flowers, food, furniture, hardware, household supplies, landscape nursery and supplies (with indoor and outdoor sales space), lumber, jewelry, newspapers/magazines, office equipment, paint/wallpaper, periodicals, pharmaceuticals, sporting goods; stationary, tobacco, etc., and/or any combination thereof.

B.

Automobile, truck, motorcycle, recreational vehicle and equipment, and/or mobile home sales of new or used vehicles, including customary accessory service facilities.

C.

Automobile service station, repair garage, car wash, individually or in combination with a convenience store, subject to §§ [27-750](#) and [27-751](#) of this chapter.

D.

Professional offices, including, but not necessarily limited to physicians, dentists, veterinarians, realtors, insurance brokers, etc.

E.

Personal and household service establishments such as, but not limited to, barber shops, beauty shops, dry cleaning shops, laundromats, repair shops, seamstresses, and tailor shops.

F.

Funeral homes.

G.

Spas, health clubs, racquetball clubs, natatorium, bowling alleys, and indoor amusement arcades, billiard hall, skating rink, etc., or outdoor amusement such as miniature golf, and other recreational uses subject to § [27-706](#) of this chapter.

H.

Financial service establishments, including banks, savings and loan establishments with or without drive-through facilities.

I.

Eating and drinking establishments with or without drive-through facilities, with or without table service, including fast food restaurants, subject to § [27-754](#) of this chapter.

J.

Theaters, cinemas, auditoriums, and entertainment complex (adult business uses/sexually oriented businesses by special exception).

K.

Hotel, motel, conference center, with or without restaurant, lounge, meeting rooms, etc., and tourist bed and breakfast subject to § [27-733](#) of this chapter.

L.

Fire station, ambulance station, with or without social quarters.

M.

Club or lodge for fraternal or social purposes provided that the building and services shall be primarily for use of members and their guests.

N.

Public buildings or structures owned by or operated by the Township or an authority, public utilities subject to § [27-728](#) of this chapter.

O.

Post Office or any other state, county, or federal governmental office.

P.

Professional studios for instructional training such as, but not limited to, karate, aerobics, acrobatics, dance, etc.

Q.

Forestry activities, subject to § [27-756](#) of this chapter

R.

Convenience store subject to § [27-750](#) of this chapter.

S.

Convenience store/service station with gasoline pump/car wash subject to § [27-751](#) of this chapter.

T.

Tourist, bed and breakfast, rooming house, group home, or boarding house, subject to § [27-733](#) of this chapter.

U.

Accessory use or structure to the above permitted uses when on the same lot as the permitted use.

3.

Uses Permitted by Conditional Use. The following uses as an individual principal use on any one lot, their customary accessory uses, and no other uses, are permitted in the Highway Commercial District when a conditional use is granted by the Board of Supervisors subject to and in accordance with supplemental regulations and Part [9](#) of this chapter:

A.

Sports facilities, including stadiums, arenas, outdoor sports complexes for cycling, soccer, baseball, football, or similar activity with or without accessory uses and structures such as restaurants, concession stands, retail stores, locker rooms, subject to § [27-752](#) of this chapter.

B.

Shopping center, mall, plaza, mini-mall, or other multi-use development subject to § [27-738](#) of this chapter, with use in combination of any of the uses permitted by right, and subject to receipt of one TDR per principal use beyond the first principal use.

C.

Communication towers/antennas, subject to § [27-745](#) of this chapter.

D.

Office/research park, subject to § [27-739](#) of this chapter, and subject to receipt of one TDR per principal use beyond the first principal use.

E.

Home occupation subject to § [27-703](#) of this chapter.

F.

Accessory uses and structures to the above uses when on the same lot as the permitted use.

4.

Uses Permitted by Special Exception. The following uses as an individual principal use on any one lot, their customary accessory uses, and no other uses, are permitted in the Highway Commercial District when a special exception is granted by the Zoning Hearing Board to and in accord with supplemental regulations and Part [9](#) of this chapter, multiple principal uses may be permitted subject to receipt of one TDR per principal use beyond the first principal use:

A.

Adult business uses/sexually oriented businesses subject to § [27-737](#) of this chapter.

B.

Congregate care facility subject to § [27-765](#) of this chapter.

C.

Animal hospital, veterinary facility and commercial kennel, subject to § [27-757](#) of this chapter.

D.

Any other use as determined by the Zoning Hearing Board to be of the same general character as any use by right.

E.

Accessory uses and structures to the above uses when on the same lot as the permitted use.

5.

Area, Yard, and Height Regulations. Each of the following maximum and minimum dimensional requirements shall apply to each permitted use in the Highway Commercial District, except where TDRs are received pursuant to Part [8](#) or as otherwise specifically provided for in this chapter.

	Individual On-Lot Sewage Disposal and Water Supply	With Municipal, Public, or Community Sewerage and Municipal or Public Water Supply
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Minimum Regulations-HC District

Lot area (gross)*	1 acre	10,000 square feet
Lot width	150 feet	80 feet
Building setback	35 feet	35 feet

	Individual On-Lot Sewage Disposal and Water Supply	With Municipal, Public, or Community Sewerage and Municipal or Public Water Supply
Rear yard	20 feet	20 feet
Side yard (each)	10 feet	10 feet
Landscape buffer**	10 feet	10 feet
Parking lot landscaping	15% of imp. coverage	15% of imp. coverage
Maximum Regulations		
Building height, except where TDRs are received pursuant to Part 8	35 feet	35 feet
Building length	100 feet	100 feet
Building coverage, except where TDRs are received pursuant to Part 8	30%	30%
Impervious coverage, except where TDRs are received pursuant to Part 8	50%	50%

*Where a group of attached structures with public water supply and public sewage disposal is proposed, the total lot area shall not be less than 5,000 square feet gross per use not to exceed 4 uses per structure.

** (both side and rear yards)

6.

Land Development Plan. In accord with municipal subdivision and land development regulations and the requirements of the Pennsylvania Municipalities Planning Code, as amended, 53 P.S. § 10101 et seq., a land development plan is required for improvement to any lot, parcel, or tract of land. Municipal review and approval of the land development is required prior to issuance of any permits.

7.

Supplemental Regulations. All Parts under Part [7](#) of this chapter shall apply as supplementary guidelines for the Highway Commercial District.