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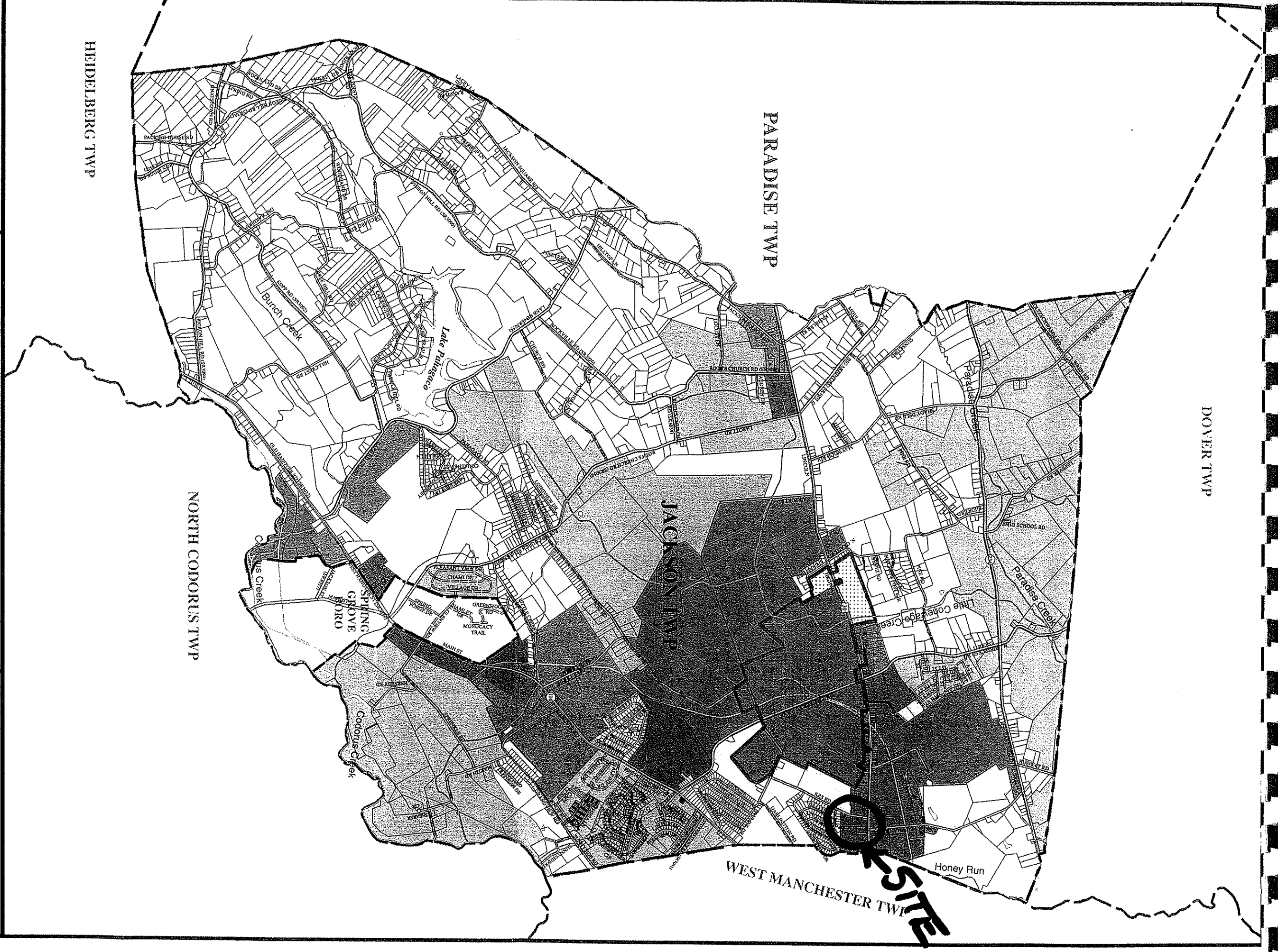
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Data source: York Co. GIS, SSM

Zoning

	AP Agricultural Protection		Stream
	FC Rural Conservation		Water Body
	R-1 Low Density Residential		Parcel
	R-2 Medium Density Residential		Road
	R-3 High Density Residential		State Road
	C Commercial		Township Road
	I Industrial		Abandoned, Proposed, or Private Cartway
	V Village		
	UM Underground Mining		

0 0.25 0.5 1 1.5
 Miles



Jackson Township
York County
Zoning

Section 309. COMMERCIAL ZONE (C)

A. Purpose: The purpose of the commercial zone is to provide reasonable standards for the development of commercial uses in areas where such uses already exist and where, due to the character of undeveloped land, the development of commercial uses is feasible. This district and its standards are designed to allow for a cluster of commercial uses while avoiding congestion and to provide buffer yards, screen plantings, and other such protection necessary to separate residential from commercial areas.

B. Uses by Right: The following uses, limited to one (1) principal use per lot, are permitted by right in the C Zone, subject to applicable regulations of Article IV and VII:

1. Animal Hospital
2. Club Room, Club Grounds, Meeting Hall (not including accessory outdoor trap, skeet, rifle, pistol, or archery range).
3. Commercial Recreation Establishment (e.g., theater, bowling alley, arcade)
4. Commercial School
5. Communications Antennas mounted on an existing Public Utility Transmission Tower, Building or other Structure, including existing Communications Towers and Communications Equipment Buildings, provided that the proposed addition does not exceed the existing Public Utility Transmission Tower, Building or other Structure by more than twenty feet (20'), or unless the additional height would create the need for lighting of the Structure.
6. Contractors' Office or Shop
7. Day Care Center (Child or Adult) or Nursery School
8. Financial Institution
9. Forestry
10. Funeral Home
11. Greenhouse, Horticultural Nursery
12. Health Fitness Center or Tanning Salon
13. Home Occupation
14. House of Worship
15. Laundry and Dry Cleaning Establishment
16. No-Impact Home Based Business
17. Personal Service Business
18. Professional or Business Office
19. Retail or Convenience Store
20. Wholesale Establishment

C. Uses by Special Exception: The following uses, limited to one (1) principal use per lot, shall be permitted as Special Exceptions when authorized by the Zoning Hearing Board. The Zoning Hearing Board shall hear and decide the requests for such uses according to criteria established in Articles V and VI of this Ordinance.

1. Adult-Oriented Facility
2. Apartment in Conjunction with a Commercial Establishment
3. Automobile and/or Recreational Vehicle and/or Trailer Sales, Automobile Body Shop and/or Automobile Garage
4. Automobile Washing Facility
5. Bed and Breakfast Inn

6. Building Materials Sales
7. Commercial Parking Lot or Building
8. Communications Towers and Communications Equipment Buildings
9. Convalescent Home, Hospital
10. Farm Implement Sales and Service
11. Halfway House
12. Medical Clinic, Research Laboratory
13. Mini-Storage Facility
14. Mobile Home Sales Lot
15. Motel, Hotel
16. Nonconformity, Expansion of
17. Open Air Retail
18. Public Buildings and Facilities (Does not include schools)
19. Public or Semi-Public Parking Lot or Garage
20. Public Utility Building or Service Structure
21. Restaurant (Drive through or fast food)
22. Restaurant (Sit Down)
23. Service Station or Convenience Store Dispensing Fuel
24. Shopping Center, Shopping Mall, or Shopping Plaza
25. Tavern
26. Transportation (passenger) Terminal (Does not include public transit stops along public streets)

D. Minimum Lot Area and Width: Lot area and lot width not less than the following dimensions shall be provided for each principal use hereafter established in this zone*

Public Water & Public Sewer		Public Water or Public Sewer		No Public Water and No Public Sewer	
<u>Lot Area</u>	<u>Lot Width</u>	<u>Lot Area</u>	<u>Lot Width</u>	<u>Lot Area</u>	<u>Lot Width</u>
8,000 sq. ft.	70 ft.	30,000 sq. ft.	125 ft.	1 acre (43,560 sq.ft.)	150 ft.

*Additional lot area may be required if well testing, soil limitations for on-site sewage disposal, or other factors evidence the need for a larger lot.

E. Setbacks: Each lot shall have front, side, and rear setbacks not less than the following:

1. Front Setback – Thirty-five (35) feet.
2. Side Setback – Fifteen (15) feet.
3. Rear Setback – Thirty-five (35) feet.

F. Building Height: The height limit for a principal building or structure shall be three (3) stories but in no case more than thirty-five (35) feet; however, the maximum height limit may be increased to five (5) stories or fifty (50) feet provided that each minimum building setback is increased in size one (1) foot for each additional one (1) foot of building height over thirty-five (35) feet. The height limit for an accessory building or structure shall be two (2) stories but not over twenty-five (25) feet.

- G. Lot Coverage: The total surface area of all buildings, structures, paving and any other impervious surface shall not exceed seventy-five percent (75%) of the lot area.
- H. Open Area: Not less than twenty-five percent (25%) of the lot area shall be devoted to open area as defined in this Ordinance.
- I. Screens and Buffers: (See Section 411).