

## Chapter 250. Zoning

### Article III. District Regulations

#### § 250-18. C-H Commercial-Highway District.

A. Uses and structures (see § **250-33**).

- (1) Permitted principal uses and structures (Zoning Officer).
  - (a) Wholesale and/or warehousing businesses.
  - (b) Retail and personal service business establishments (see § **250-33**).
  - (c) Automobile, mobile home sales or RV sales and service facilities.
  - (d) Automobile service stations and/or auto body repair garages (see § **250-34**).
  - (e) Business or professional offices; banks or financial institutions.
  - (f) Public entertainment establishments, excluding adult entertainment (see conditional uses).
  - (g) Enclosed plant nurseries or garden shops.
  - (h) Farm or construction equipment sales and service facilities.
  - (i) Medical, dental or veterinary clinics.
  - (j) Newspaper publishing operations.
  - (k) Funeral homes or mortuaries.
  - (l) Government or municipal buildings or uses.
  - (m) Restaurants, coffee shops or cafes.
  - (n) Commercial lodging facilities.
  - (o) Personal storage warehouses (see § **250-35**).
- (2) Permitted accessory uses and structures (Zoning Officer).
  - (a) Uses and structures customarily accessory to an approved principal use.
  - (b) Accessory residential uses.
  - (c) Accessory warehousing or storage facilities associated with an approved principal use.
  - (d) Administrative offices associated with an approved principal use.
  - (e) Swimming pools (see § **250-41**).
  - (f) Signs (see § **250-68**).

- (g) Off-street parking and/or loading areas (see Article **VIII**).
- (3) Conditional uses and structures (Township Supervisors).
  - (a) Bottling works and bookbinding facilities.
  - (b) Lumber yards and lumber mills.
  - (c) Feed and grain mills.
  - (d) Distribution or freight terminals.
  - (e) Adult entertainment establishments (see § **250-36**).
  - (f) Motor vehicle cleaning operations.
  - (g) Outdoor commercial recreation uses, including miniature golf courses, driving ranges and similar activities.
  - (h) Multitenant shopping and/or service complexes.
  - (i) Utility supply facilities (see § **250-43**).
  - (j) Junkyards or auto salvage operations (see § **250-44**).
- B. Lot, yard and open space requirements.
  - (1) Minimum lot requirements (see § **250-47**).
    - (a) Minimum lot area per principal structure or use:
      - [1] No minimum; however, each lot shall be of sufficient size to provide for all proposed buildings and structures, and shall meet all required service, access, parking, loading and open space requirements.
      - [2] All lots shall also meet the requirements of the Pennsylvania Sewage Facilities Act and all other state or local sewage or water regulations.
    - (b) Minimum lot width measured at the building setback line): no minimum.
    - (c) Maximum building coverage: 60%; at least 10% of each lot shall be covered with vegetative material.
  - (2) Minimum yard requirements (see § **250-48**).
    - (a) Front yard:
      - [1] Structures: 60 feet from edge of adjoining street right-of-way line.
      - [2] Parking areas: 20 feet from edge of adjoining street right-of-way line.
    - (b) Side yards: (see also applicable buffer yard requirements in § **250-51**).<sup>[1]</sup>
      - [1] Principal and accessory structures (see § **250-48C**).
        - [a] Adjacent to residential district: 30 feet each side.
        - [b] Adjacent to nonresidential district: 10 feet each side.
      - [2] Parking: see § **250-71E**.
      - [1] *Editor's Note: No side yard shall be required where fireproof common walls, approved by the Pennsylvania Department of Labor and Industry, are used.*
    - (c) Rear yard: (see also applicable buffer yard requirements in § **250-51**).

- [1] Principal structures: 30 feet.
  - [2] Accessory structures (see also § **250-48D**):
    - [a] Adjacent to residential district: 30 feet.
    - [b] Adjacent to nonresidential district: 10 feet.
  - [3] Parking: see § **250-71E**.
- (3) Maximum height requirements (see § **250-49**).
- (a) Principal structures: 35 feet.
  - (b) Accessory structures: 14 feet.