

ARTICLE XVII  
**C Commercial District**

**§ 282-120. Designation of district; applicability.**

In C Commercial Districts, the following regulations shall apply.

**§ 282-121. Use regulations.**

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

- A. Retail establishment for the sale of dry goods, clothing, foods, beverages, drugs, furnishings, or other household supplies; sale and repair of jewelry, clocks, optical goods, musical instruments, scientific or professional instruments.
- B. Business or professional office, studio, bank, savings and loan or other financial institutions, municipal buildings, library, museum.
- C. Restaurant, tap room, serving food or beverages.
- D. Personal service shops of a barber, beauty salon, shoe repair, tailor, dressmaking and laundry.
- E. Bowling lanes and indoor theater.
- F. Bakery, confectionery, upholstery, or other custom shop for the production of articles to be sold on the premises.
- G. Greenhouse, garden supplies.
- H. A group of retail stores and personal service shops within a single building which shall be deemed a single use for the purpose of this article.
- I. Undertaking parlor; not including crematorium.
- J. Motor vehicle sales agency for new vehicles.
- K. The following uses, when authorized as a special exception by the Zoning Hearing Board: **[Amended 5-28-2008 by Ord. No. 569]**
  - (1) Gasoline sales, service station, car wash or repair garage.
  - (2) Animal hospital, kennel, pet shop.
  - (3) Educational, religious and philanthropic use, excluding correctional or penal institutions.
  - (4) Hotel, nursing home, convalescent home, home for the aged or hospital.
  - (5) Wholesaling, storage and sale of lumber, plumbing and other building material and supplies.

(6) Any similar uses to those specified in Subsections A through J above.

**§ 282-122. Lot area and width regulations.**

- A. Minimum lot area. A lot area of not less than 11,250 square feet shall be provided for every building or use.
- B. Minimum lot width. A lot width of not less than 75 feet at the building line shall be provided for every building or use.

**§ 282-123. Yard regulations.**

- A. Front yard. There shall be a front yard on each lot which shall not be less than 50 feet in depth.
- B. Side yards.
  - (1) There shall be two side yards on each lot, neither of which shall be less than 10 feet in width.
  - (2) Corner lots are regulated by Article XXVI, General Provisions.
- C. Rear yard. There shall be a rear yard on each lot which shall not be less than 20 feet in depth.
- D. District yard. No side or rear yard adjacent to any single-family residential district shall be less than 50 feet in depth.

**§ 282-124. Coverage regulations. [Amended 4-9-1997 by Ord. No. 420HH]**

- A. Building coverage. The building coverage shall not exceed 30%.
- B. Impervious coverage. The impervious coverage shall not exceed 60%.

**§ 282-125. Height regulations.**

The maximum height for any building or structure erected or enlarged in this district shall be 30 feet, not exceeding two stories.

**§ 282-126. Parking regulations.**

- A. Parking and loading. For any permitted use within this district parking facilities shall be provided in accordance with Article XXIV, Off-Street Parking and Loading.
- B. Setbacks.
  - (1) No parking, loading or driveway area shall be located closer than five feet to any property line, except that portion of the driveway required for normal ingress and egress.
  - (2) For any permitted use adjacent to a residential district, parking and loading

areas shall be located no closer than 25 feet to any such property line.

**§ 282-127. Special requirements.**

- A. Signs. Signs shall be permitted in accordance with Article XXIII, Signs.
- B. Landscaping. All development hereinafter initiated in the C Commercial District shall have landscaping designed and maintained in accordance with the applicable sections of the Subdivision and Land Development Ordinance of Hatfield Township, as amended.<sup>1</sup>
- C. Utilities. All development in the C Commercial District shall be served by public sewer and water. All utilities serving a permitted use in this district shall be underground.
- D. Outdoor land use. There shall be no outdoor storage or display of goods or materials other than nursery stock plants, for marketing, storage, or any other purpose. The outdoor storage of trash shall be designed and maintained to be completely screened from view by a landscape buffer and shall conform to the setback requirements of § 282-126.
- E. Hazardous use. No building may be erected, altered, or maintained, and no lot shall be used for any purpose, trade or business that is noxious, offensive, or potentially injurious to health by reason of odor, noise, dust, smoke, heat, gas, radiation, or vibration.
- F. Site lighting. Exterior lighting provided in conjunction with any building or use shall be placed not higher than 25 feet above grade and shall be screened so as not to permit the source of illumination to be seen from off the premises. Only incandescent or color corrected types of illumination shall be used. The hours of operation of such lights (except security lighting) shall be limited to normal business hours and shall otherwise be extinguished between 10:00 p.m. and 6:00 a.m., prevailing time.

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1. Editor's Note: See Ch. 250, Subdivision and Land Development.