

Township of Horsham, PA
Wednesday, September 18, 2024

Chapter 230. Zoning

Article XX. C-2 General Commercial District

§ 230-125. Declaration of legislative intent.

The C-2 General Commercial District is hereby established as a district in which regulations are intended to provide for the special requirements of retail and convenience type commercial establishments, as well as wholesale, general service, and contractors' shops, and to encourage these in appropriate locations throughout the community.

§ 230-126. Use regulations.

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

- A. Retail stores, including convenience stores, with a gross floor area not in excess of 10,000 square feet, provided that no convenience store shall include drive-through facilities.
[Amended 7-27-2020 by Ord. No. 2020-04; 9-28-2020 by Ord. No. 2020-07]
- B. Restaurant, provided that quick-service restaurants shall not be permitted.
[Amended 9-28-2020 by Ord. No. 2020-07]
- C. Personal service shop, such as barbershop, beautician, or clothes cleaning and pressing pick-up point, but not including laundry, dry-cleaning or clothes pressing establishment.
- D. Retail service shop, such as a bakery, ice cream, or similar shop, custom tailoring or millinery shop, clock, watch, or jewelry shop, or household appliance repair shop, provided that:
 - (1) Any processing activity shall be not less than 15 feet from the front of the building and shall be screened by a wall or partition from the front portion of the building used by customers;
 - (2) Any article made shall be sold at retail from the premises; and
 - (3) The area devoted to processing shall constitute not more than 30% of the gross floor area.
- E. Office or studio.
- F. Bank or similar financial institution.
- G. An automobile parking lot.
- H. Accessory use on the same lot and customarily incidental to the above permitted uses.
- I. Municipal building.
[Added 12-23-2002 by Ord. No. 1153]
- J. Outdoor dining areas shall be permitted as an accessory use to a restaurant pursuant to the provisions of § 230-16E.
[Added 8-23-2021 by Ord. No. 2021-09]



§ 230-127. Area and height regulations.

- A. Lot area and width. Every lot shall have a lot area of not less than 10,000 square feet and such lot shall not be less than 50 feet in width at the building line.
- B. Building coverage. Not more than 45% of the developable area of each lot may be occupied by buildings.
[Amended 9-16-1998 by Ord. No. 1147]
- C. Front yard. There shall be a setback on each street on which a lot abuts which shall not be less than 40 feet in depth.
- D. Side yards. Side yards shall be provided on every lot as follows:
 - (1) For every detached building there shall be two side yards, neither of which shall be less than five feet in width.
 - (2) For every semidetached building, there shall be one side yard which shall not be less than 15 feet in width.
- E. Rear yard. There shall be a rear yard on each lot which shall be not less than 30 feet in depth.
- F. Height. No building shall exceed 35 feet in height.
- G. Lot coverage. Not more than 75% of the total lot area may be occupied by buildings, parking areas, unloading areas, access roads, or other impervious surfaces.

§ 230-128. Special regulations.

In order to encourage sound and attractive development, the following special requirements shall apply:

- A. Every use other than parking lot or outdoor dining area shall be completely enclosed within a building.
[Amended 8-23-2021 by Ord. No. 2021-09]
- B. No restaurant or convenience store shall include drive-through facilities.
[Amended 9-28-2020 by Ord. No. 2020-07]
- C. No merchandise, goods, articles or equipment shall be stored, displayed, or offered for sale beyond the front lines of the building, excluding furniture and equipment within outdoor dining areas.
[Amended 8-23-2021 by Ord. No. 2021-09]
- D. No permanent storage of merchandise, articles or equipment shall be permitted outside any building, excluding furniture and equipment within outdoor dining areas.
[Amended 8-23-2021 by Ord. No. 2021-09]
- E. No outdoor vending machine, self-service station, or similar use shall be allowed in any required yard abutting a street or on a public sidewalk.
- F. The greatest dimension in length or depth of a building shall not exceed 130 feet.
- G. In addition to the requirements of this article, the plan for development shall comply with the applicable regulations contained in Article IV, General Provisions, and Article V, Performance Standards.
- H. Buffering. There shall be a buffer area of at least 25 feet in width along all property lines which abut residentially zoned districts which shall be planted and landscaped in accordance with the requirements for a screen buffer as provided in § 230-31A of this chapter.