

Part 9
LC - LIMITED COMMERCIAL DISTRICT

Section 900. Declaration of Legislative Intent. The following is an expansion of the Statement of Community Development Objectives contained in Section 101.3 of this Chapter. It is hereby declared to be the intent of the LC - Limited Commercial District to establish reasonable standards that permit and control limited commercial and office uses in the Township. Furthermore, it is the intent of this Part to:

1. Encourage commercial and office uses which do not attract large volumes of traffic and continuous customer turnover.
2. Limit and discourage development of strip-type, highway-oriented commercial uses which create traffic hazards and congestion because they require numerous, individual curb cuts and generate higher traffic volumes.
3. Permit uses which promote conversion of existing buildings in a manner which maintains the visual character and architectural scale of existing development within the district.
4. Minimize visual and functional conflicts between residential and nonresidential uses within and abutting the district.
5. Encourage consolidation of curb cuts for vehicular access and promote more efficient and economical parking facilities.
6. Encourage uses which minimize noise and congestion.

(Ord. 82-4, 6/7/1982)

Section 901. Permitted Uses. The following are the permitted uses in the LC - Limited Commercial District:

1. Retail specialty shops including, but not limited to, the sale of gifts, antiques, flowers, books, jewelry, wearing apparel, tobacco and related supplies, or craft shops making articles exclusively for sale at retail on the premises.
2. Personal service shops including, but not limited to, tailor, barber, beauty salon, shoe repair, dressmaking or similar service uses.
3. Business offices including, but not limited to, security and commodity brokerage, real estate sales, travel agency, employment counseling, insurance sales, advertising, mailing and stenographic services, and other services of a similar nature.
4. Studios for dance, art, music, photography, radio or television.
5. Professional offices for lawyers, engineers, architects, landscape architects, urban planners, accountants, economists, consultants, doctors, dentists, chiropractors or other practitioners of the healing arts for humans, veterinarians or other professional similar to those listed above and animal hospitals. (Ord. 97-4, 11/3/1997)

6. Single-family, two-family, and multifamily apartment residences.
7. Mixed-use structures containing dwelling units and other permitted uses.
8. Telephone, telegraph or other public utility office.
9. Any use of a nature similar to the above when approved by the Zoning Hearing Board as a special exception, subject to the criteria of Section 903 of this Chapter.
10. Accessory buildings or uses as defined herein.
11. Group day care home or adult day care center, provided the group day care home or adult day care center complies with the standards of Section 134 of this Chapter. (Ord. 94-2)

(Ord. 82-4, 6/7/1982; as amended by Ord. 90-1, 7/16/1990, Sect. 7; and by Ord. 94-2, 3/7/1994, Sects. 17, 18)

Section 902. Special Exception. The following uses may be permitted by the Zoning Hearing Board as special exceptions in accordance with the standards in Section 903 and in conformance with Part 18, Section 1813.

1. Television and appliance repair service.
2. Confectionery or bakery for production of articles to be sold at retail only on the premises.
3. Funeral home.
4. Nursery schools or day care centers, provided the day care center complies with the standards of Section 134 of this Chapter. (Ord. 90-1)
5. Club, lodge or other fraternal organizations
6. Uses permitted by Sections 901 Or 902, when located on a lot less than the minimum required 60-foot lot width, but greater than 50 feet in width.
7. Conversion of single-family houses to multifamily use provided there are no more than five dwelling units in any one building.

(Ord. 82-4, 6/7/1982; as amended by Ord. 90-1, 7/16/1990)

Section 903. Standards and Criteria for Special Exceptions and Conditional Uses. The Zoning Hearing Board may authorize a use as a special exception or the Supervisors may approve a use as a conditional use if it conforms with the following standards and criteria:

1. The proposed use will not attract large volumes of vehicular traffic, nor require more than one curb cut for vehicular access.
2. The proposed use is of a similar architectural scale to existing development in the district, or will utilize an existing building for its purposes.
3. Minimum visual and functional conflict will be created between the proposed use and nearby uses.

4. The proposed use will share an access driveway and/or parking with another abutting use, or is designed to permit such sharing when and if it becomes feasible.
5. Anticipated noise and congestion created by the use will be comparable to the levels created by the uses permitted in Section 901 of this Part.
6. The use shall not require servicing or deliveries of materials, stocks, or supplies by trucks having more than two axles.
7. Authorization of a special exception for use of a lot between 50 and 60 feet in width shall be granted only to uses which will be located in an existing building, and which otherwise comply with the requirements of this district.

(Ord. 82-4, 6/7/1982)

Section 904. Dimensional Standards.

1. Minimum Lot Area and Widths. A minimum lot area of 7,500 square feet shall be provided for each and every building used in accordance with Sections 901 and 902 of this Part, except for accessory uses. In addition, a minimum lot area of 3,000 square feet per dwelling unit must be provided for each dwelling unit more than one on any lot. Minimum lot width shall be 60 feet at the building setback line, except when the Zoning Hearing Board authorizes the use of a lot between 50 and 60 feet in width as a special exception, in accordance with Section 903.7 of this Part.
2. Percent of Coverage - Not more than eighty (80%) percent of any lot area may be covered by buildings and/or impervious paving materials, and not more than forty (40%) percent of any lot area may be occupied by buildings. A minimum of twenty (20%) percent of each lot shall be landscaped. In addition to the requirements as set forth herein, no individual commercial or office use shall be greater than thirty thousand (30,000) square feet in size.
(Ord.07-5)
3. Front Yard.
 - A. The minimum required front yard shall be not less than the smaller of the front yards of the two buildings immediately adjacent (on either side) of the proposed use, or 10 feet from the ultimate right-of-way of the street, whichever is greater.
 - B. For corner lots, a front yard shall be required on each street, equal to the front yard of the adjacent building on each street frontage, or 25 feet, whichever is greater, to ensure adequate visibility at intersections.
4. Side Yards. For every building used, two side yards are required which shall not be less than 20 feet in aggregate width, nor less than 8 feet in minimum width.
5. Rear Yard. There shall be a rear yard on each lot which shall be not less than 20 feet in depth.
6. Maximum Building Dimension. In no instance shall the greatest dimension of a building exceed 100 feet, measured parallel to exterior building walls.
7. Maximum Height. No building shall exceed 3½ stores or 40 feet in height.

8. Minimum Distance Between Buildings. The minimum distance between any two buildings, or portion thereof, shall be 16 feet.
9. Accessory Use Setback. No accessory use shall be permitted within the front yard. Setback from side or rear property lines shall be a minimum of 5 feet.

(Ord. 82-4, 6/7/1982; as amended by Ord. 85-3, 3/4/1985, Sect. 1107; and by Ord. 90-1, 7/16/1990, Sect. 19)

Section 905. Parking Capacity Regulations.

1. Minimum Number of Spaces. The minimum number of off-street parking spaces required shall be the sum total number determined by application of the following standards:
 - A. Two spaces per residential dwelling unit.
 - B. Three spaces per person performing a personal service (barber, tailor, etc.).
 - C. Seven spaces per patient-oriented professional (doctor, dentist, etc.).
 - D. One space per 4 seats or per 50 square feet of public floor area, whichever is greater, for an undertaking or funeral establishment.
 - E. One space for 250 square feet of gross floor area for a veterinarian, animal hospital or kennel.
 - F. One space per every two employees, not including persons covered by B, C, D and E above.
 - G. One space per 200 square feet of floor space devoted to active nonresidential uses not included in B and C, above. Inactive use area such as storage space or non-used basement areas need not be included.
 - H. In no case shall less than three off-street parking spaces be provided for each individual nonresidential use. The number of uses in a building shall equal the number of leasable units in the building, including owner-occupied units.

(Ord. 97-4, 11/3/1997)

2. Parking Held in Reserve. If the number of spaces required by Section 905.1.A through E above, is substantially larger than the number anticipated by the applicant, the reserve parking concept may be utilized to avoid unnecessary paving, in accordance with the following criteria:
 - A. The total number of spaces which must be paved initially may be reduced up to 50 percent by the Township Supervisors, upon recommendation of the Township Planning Agency and Engineer.
 - B. Suitable area must be available and reserved for construction of the balance of the total number of spaces otherwise required by Section 905.a above, if and when they are deemed necessary by the Township Supervisors upon recommendation of the Township Planning Agency and Engineer. In addition, a reevaluation of parking capacity shall be required upon a change in status (use, building additions, ownership, number of employees). Following reevaluation, the Supervisors may

require installation of additional parking spaces, upon recommendation of the Township Planning Agency and Engineer.

- C. A financial guaranty must be provided by the applicant to cover the cost of installation of the reserved parking spaces, for a period of one year following installation of the initially constructed parking spaces. The type and dollar value of the guaranty must be approved by the Township Supervisors upon recommendation of the Township Solicitor and Engineer.
- D. To qualify for use of the reserve parking concept, the applicant shall provide evidence supporting reduced parking needs to the Township Planning Agency and Engineer for their review and recommendation.

(Ord. 82-4, 6/7/1982)

Section 906. Parking and Vehicular Access Design Standards.

1. All parking spaces shall be:
 - A. Located behind the building setback line or 25 feet from the ultimate right-of-way of streets, whichever is greater.
 - B. Setback a minimum of 10 feet from the edge of paving of alleys.
 - C. Setback a minimum of 8 feet from all buildings.
 - D. Setback a minimum of 25 feet from the boundary line of a more restrictive zoning district.
 - E. Setback a minimum of 5 feet from property lines except that parking shared by the uses located on two or more adjacent lots may extend to and over the boundary line of the lots it serves.
2. The following setbacks from intersections shall apply for all access driveways where feasible, measured between centerlines:
 - A. Semi-controlled access roads: 75 feet.
 - B. Other roads: 50 feet.
3. Common parking areas and/or accessways shall be permitted and encouraged provided that:
 - A. Access easements and maintenance agreements or other suitable legal mechanisms shall be provided where necessary.
 - B. Liability safeguards for all property owners and lessees served by the common parking areas and/or accessways shall be guaranteed to the satisfaction of the Township Solicitor.
4. All required parking shall be paved in accordance with the Township's Subdivision and Land Development Ordinance.
5. No parking is permitted within the front yard area.

(Ord. 82-4, 6/7/1982)

Section 907. Standards for Conversions. Any proposal which constitutes a conversion under the provisions of this Chapter shall comply with all the regulations contained herein, as if it were a proposal for new development. Exceptions to this requirement may be made by the Township Supervisors only for major existing conditions which cannot reasonably be expected to be brought into compliance, including but not limited to existing buildings. (Ord. 82-4, 6/7/1982)

Section 908. Sewer and Water Facilities. All new development and conversions shall be served by public sewer facilities; public water service shall be provided where it is available. (Ord. 82-4, 6/7/1982)

Section 909. Other Development Regulations.

1. Utilities. All utility lines (electrical, telephone, etc.) shall be placed underground, whenever feasible.
2. Signs. All signs in the Limited Commercial District shall comply with Part 15 of this Chapter.
3. Lighting Facilities. Shall not produce unreasonable glare or hazardous interference on abutting properties or highways.
4. Landscape Planting. Shade trees and other plant materials satisfactory to the Board of Supervisors shall be provided along the street frontage occupied by developments in the Limited Commercial District, in other non-paved areas of the site, and within traffic-barrier islands installed in the parking lot. Emphasis shall be placed on the use of shade trees. No shrubs shall be used that will interfere with drivers' sight distances at driveway intersections.
5. Trash and Refuse Area. Trash and refuse shall either be stored inside the building or within an opaque screened area, which shall be at least 6 feet high.
6. Service Areas. Loading and unloading areas shall be provided which do not conflict with pedestrian or vehicular movement.

(Ord. 82-4, 6/7/1982)

Section 910. Buffer Requirements. Screening and softening buffers shall be provided in compliance with the following regulations:

1. Screening Buffers. Screening buffers shall be a minimum of 8 feet in width along the property line and shall contain a row of evergreen trees spaced 7 feet apart on center. Screening buffers shall be placed and maintained in:
 - A. Nonresidential Properties that Abut Residential Properties – The buffer shall be provided along each property line which is adjacent to a residential property.
 - B. Residential Properties That Have at Least Three Times as Many Dwelling Units as An Abutting Residential Property – The buffer shall be provided along each property line which is shared by these residential properties.

2. Softening Buffers. Softening buffers shall be provided along all side and rear property lines that are not required to have a screening buffer. Softening buffers must be developed in accordance with the provisions of Section 420.5 of the Township Subdivision and Land Development Ordinance (Chapter 22).
3. All materials used for the buffers shall meet the following criteria:
 - A. All evergreen trees shall be at least 6 feet in height at the time of planting and shall be of such species that expected height at maturity should be at least 15 feet.
 - B. All deciduous trees shall be at least 8 feet in height and 2 ½ inches in caliper at the time of planting.
 - C. All plant material shall be guaranteed for 2 years. All plant material which dies within that time shall be replaced by the applicant at his or her cost.

(Ord. 82-4, 6/7/1982; as amended by Ord. 87-4, 11/16/1987; and by Ord. 90-1, 7/16/1990, Sect. 34)