

§ 370-21 **C-1 Commercial District.**

§ 370-22 **C-2 Commercial Parking District.**

§ 370-23 **C-3 Planned Commercial District.**

§ 370-24 **C-4 Neighborhood Commercial District.**

§ 370-21 **C-1 Commercial District.**

A. Purpose. In addition to the general goals listed in the statement of Purpose, § 370-2, and Community development objectives, § 370-3, the purpose of this district is to:

- (1) Provide centralized areas for retail and service uses which are accessible to the regional transportation system.
- (2) Establish standards which promote a unified and organized arrangement of buildings, services, and parking areas.
- (3) Facilitate access management, reduce conflicting turning movements, and maintain the function of the roadways.

B. Use regulations.

(1) By-right uses. A building or other structure may be erected, altered, or used and a lot may be used or occupied for any of the following purposes and no other:

(a) Individual retail uses with a gross floor area of less than 20,000 square feet limited to the following:

[1] Retail stores for the sale of food, drugs, flowers, dry goods, household goods, hardware, newspapers, tobacco, stationery, fine art, jewelry, and office and art supplies.

[2] Retail services, including barber shops, beauty shops, real estate and insurance, tailor shop, photographic studios, shoe repair and funeral services, excluding crematoriums.

(b) Restaurant.

(c) Bank or other financial institution.

(d) Municipal use.

(e) Hotel or motel, in accordance with § 370-52.

(f) Indoor commercial recreation, subject to the provisions of § 370-62.

(g) Movie theater.

(h) Commercial education, subject to the provisions of § 370-49.

(i) Temporary structure, subject to the provisions of § 370-68.

(j) Catering business.

(k) Club or lodge, subject to the provisions of § 370-46.^[1]

[1]: *Editor's Note: Former Subsection l, regarding printing, publishing and document reproduction, which immediately followed this subsection, was repealed 2-26-2007.*

(l) Transportation facilities, such as bus depots and stations, but not including maintenance facilities.^[2]

[2]: *Editor's Note: Former Subsection n, regarding professional and administrative offices, which immediately followed this subsection, was repealed 2-26-2007. Former Subsection o, regarding commercial communication antennas, was repealed 5-23-2005.*

(m) Minor home occupation (provided there is an existing nonconforming residential use), subject to the provisions of § 370-50.

[Amended 2-26-2007]

(n) Timber harvesting, subject to the provisions of § 370-29B(7).^[3]

[3]: *Editor's Note: Former Subsection r, regarding medical centers, which immediately followed this subsection, was repealed 2-26-2007.*

(2) Special exception uses. A building or other structure may be erected, altered, or used and a lot may be used for any one of the following uses when authorized as a special exception by the Zoning Hearing Board, subject to Article XVII of this chapter:

(a) Fast-food restaurant, subject to the provisions of § 370-65.

(b) Automobile sales.

(c) Gas station, auto service, car wash subject to the provisions of § 370-42.

(d) Tavern.

(e) Public service facilities, except as exempted by the Municipalities Planning Code.

(f) Commercial child day-care or adult day-care centers, subject to the provisions of § 370-47.^[4]

[4]: *Editor's Note: Former Subsection g, regarding office parks, which immediately followed this subsection, was repealed 2-26-2007. Former Subsection h, regarding commercial communication antennas, was repealed 5-23-2005.*

(g) Driving ranges or miniature golf courses except that driving ranges shall not be permitted to operate during hours of darkness.

(h) Parking garage providing off-street parking spaces, in accordance with Article XII of this chapter, exclusively for a use or uses permitted on an adjacent lot or lots in the C-1 Commercial District.

(i) Major home occupation (provided there is an existing nonconforming residential use), subject to the provisions of § 370-50.

[Amended 2-26-2007]^[5]

[5]: *Editor's Note: Former Subsection l, regarding post offices, which immediately followed this subsection, was deleted 2-26-2007.*

(3) Conditional uses. A building or other structure may be erected, altered, or used, and a lot may be used for any one of the following uses when authorized as a conditional use by the Board of Supervisors, subject to § 370-138 of this chapter:

(a) Planned shopping centers and highway commercial developments shall not exceed a maximum of 450,000 square feet of gross usable floor area and shall be subject to the provisions of § 370-60.

[Amended 2-26-2007]

[1] Changes to existing planned shopping centers or highway commercial developments shall not be required to undergo the conditional use approval procedure if both of the following criteria are met:

[a] No change in the use is proposed; and

[b] Alterations proposed to an area that is less than 5% of the gross usable floor area of the entire planned commercial or highway commercial use, on an annual basis.

[2] Regardless of whether conditional use approval is required, all other applicable Township, county, and state review procedures, permit requirements, and approvals shall be met by the proposed development.

(b) Convenience store, not to exceed 4,500 square feet and not to exceed eight fueling positions if automotive fuels are sold, subject to the provisions of § 370-48.^[6]

[6]: *Editor's Note: Former Subsection c, regarding trucking terminals, Subsection d, regarding wholesaling, warehousing and distributing, and Subsection e, regarding adult commercial, which immediately followed this subsection, were repealed 2-26-2007.*

(4) Accessory uses. Uses on the same lot, customarily incidental to any of the foregoing uses, and subject to the provisions of § 370-36, shall be permitted.

(5) Public water and sewer. All uses in the C-1 District shall be served by public water and public sewer.