

SECTION 3.3 (C) COMMERCIAL DISTRICT

*This property is zoned
commercial*

A. Permitted Uses. The following uses are permitted subject to the standards listed below and elsewhere in this Ordinance:

1. Building materials and garden supplies
2. General merchandise stores
3. Food stores
4. Automobile dealers, service stations, garages and car washes subject to the following:
 - a. All services performed shall be in enclosed buildings.
 - b. No outdoor storage of parts, equipment, lubricants, fuel or other materials used or discarded, as part of the service or repair operation, shall be permitted.
 - c. All exterior storage areas shall be subject to lot coverage requirements and shall be screened by a buffer yard, as defined herein, from adjoining roads, residential uses and residentially zoned (AR or R) properties.
5. Apparel and accessory stores
6. Furniture and home furnishings stores
7. Eating and drinking establishments including fast food or drive-in facilities
8. Drug stores
9. Liquor stores and beer distributors
10. Used merchandise stores and flea markets
11. Boat, farm, and trailer (R-V and mobile home) sales, including service or repair facilities as an accessory use conducted within a wholly enclosed building
12. Banks and similar financial institutions including drive-in service
13. Churches and related uses
14. Retail and wholesale sales of goods and services
15. Offices, Business Services, Repair Services
16. Hotels, Motels, and similar lodging facilities
17. Dry Cleaners, Laundries, and Laundromats
18. Funeral Homes, Mortuaries and Crematoriums
19. Commercial recreation facilities
20. Commercial daycare facilities including family day care and group day care homes.
21. Theaters and Auditoriums
22. Educational and related facilities not meeting the requirements of a "SCHOOL" as defined herein.
23. Shops for contractors of plumbing, heating, air conditioning, electrical, roofing, glass, Insulation, carpentry, cabinet making, painting, and automobile repair and service subject to the following:
 - a. All services performed shall be in enclosed buildings.
 - b. No outdoor storage of parts, equipment, lubricants, fuel or other materials used or discarded, as part of the service or repair operation, shall be permitted.
 - c. All exterior storage areas shall be subject to lot coverage requirements and shall be screened by a buffer yard, as defined herein, from adjoining roads, residential uses and residentially zoned (AR and R) properties.
24. Health Service clinics and laboratories, family care and group care facilities.

25. Hospitals, Nursing and Convalescent Homes.
26. Assembly and fabrication of products to be sold on the premises provided the area devoted to assembly and fabrication does not exceed ten thousand (10,000) square feet subject to compliance with item 23, sub-items a and b.
27. Shopping centers or retail or wholesale buildings not exceeding twenty thousand (20,000) square feet of retail space
28. Municipal Uses
29. Telecommunication towers and appurtenances provided any such tower is setback from any (R) District boundary a distance equal to its height.
30. Accessory uses customarily incidental to the above permitted uses
31. Essential Services
32. No-Impact Home Based Businesses

Any detached principal building existing on the effective date of this amendment may be used for one of the following residential uses:

- a. A single-family detached dwelling.
- b. The conversion of a single-family detached dwelling into a two-family dwelling.
- c. The establishment of an accessory apartment in addition to the existing principal permitted use of the lot.

B. Conditional Uses. Subject to the procedures, standards and criteria set forth elsewhere in this Ordinance, the following are permitted as Conditional Use:

1. Shopping Center or retail or wholesale building exceeding twenty thousand (20,000) square feet.
2. Mini-Warehouse defined as a building and/or series of buildings divided into separate storage units for personal property and/or property associated with a business or other organization.

C. Minimum Lot Size and Related Standards. Unless specified elsewhere in this Ordinance, the minimum standards shall apply, and no buildings or structures shall encroach into the minimum required yard areas:

1. On-Lot Water and Sewer 37,500 sq. ft.
 Lot Width 150 ft.
 Front Yard 50 ft.
 Side Yard 20 ft. (Each)
 Rear Yard 40 ft.
 Maximum Building Height 35 ft.
2. Public or Community Water or Sewer 20,000 sq. ft.
 Lot Width 100 ft.
 Front Yard 50 ft.

Side Yard 10 ft.
Rear Yard 35 ft.
Maximum Building Height 35 ft.

3. Public or Community Water and Sewer 15,000 sq. ft.
Lot Width 80 ft.
Front Yard 50 ft.
Side Yard 10 ft.
Rear Yard 25 ft.
Maximum Building Height 35 ft
4. Maximum Impervious Cover 70%

D. Landscaping Requirements: A minimum of thirty percent (30%) of the total site area shall be landscaped open space in compliance with the following standards:

1. A landscaped buffer shall be maintained adjacent to all perimeter setbacks, as follows:
 - a. Perimeter street: A minimum landscaped buffer of ten (10') feet shall be provided.
 - b. Side and Rear Property: Where the site area abuts a residential district or existing residential use, a landscaped screen buffer of ten (10') feet shall be required. Such screen buffer may consist of a masonry wall, wood fence, trees, shrubs, berms or combination thereof.
2. Internal circulation drives shall be landscaped with street trees. A minimum width of ten (10') feet along each side of the drives shall be landscaped.

SECTION 3.4 (I) INDUSTRIAL DISTRICT

A. Permitted Uses. Subject to the regulations below and elsewhere in this Ordinance the following uses are permitted:

1. Automobile service stations and sales, service garages, automobile assembling, auto body shops, painting, reconditioning, and tire retreading or recapping. These activities also include tractors/trailers, excavating and other heavy-duty vehicles and equipment.
2. Auto wrecking and junk establishments
3. Brick, pottery, tile and related manufacturers
4. Bottling works and bookbinding
5. Building materials storage, lumber yards and lumber mills
6. Blacksmith and machine shops
7. Carpenter, cabinet making, electrician, metal working, tinsmith and plumbing

special exceptions in the SALDO

be deposited and utilized in accordance with the provisions and requirements of the Pennsylvania Municipalities Planning Code.

513 LANDSCAPING

- A. Purpose - The intent of these landscaping requirements is to promote compatible and attractive development within Guilford Township.
- B. Exemptions -
- (1) Those areas of a subdivision or land development plan that are restricted to single-family detached or single-family semi-detached residential structures are exempt from the landscaping requirements contained herein.
 - (2) Those areas of a subdivision or land development plan that are restricted to agricultural uses only are exempt from the landscaping requirements contained herein.
- C. Scope and Requirements - A Landscaping Plan shall be required for all portions of subdivision or land development plans not meeting the requirements of Sections 513.B.1. and 513.B.2. above. In addition to the other requirements set forth in this Ordinance, the Plans must include the following:
- (1) Any part or portion of a site which is not considered to be impervious or which is designated as storage area shall be landscaped according to a Subdivision or Land Development Plan that is reviewed and approved by the Township.
 - (2) A replacement program for non-surviving plants and/or trees.
 - (3) Screening, Buffer Yards and Planting Strips are required, but not limited to, the following conditions:
 - (a) Screening
 - (i) Service, delivery, loading, outdoor storage and refuse storage areas shall be screened from all

adjacent residential districts, and residential uses.

- (ii) Mechanical equipment and trash disposal areas not enclosed in a structure shall be completely screened.

(b) Buffer Yards, where required

- (i) Where a proposed commercial, industrial, or institutional use abuts an existing residential use or district.
- (ii) Where any proposed multi-family residential use abuts an existing single-family detached or single-family semi-detached residential use.

(c) Planting Strip, where required

- (i) All commercial, industrial, institutional, and non-residential uses shall be separated from all side and rear property lines and all street right-of-way lines by a planting strip having a minimum width of ten (10) feet measured from the property line or right-of-way line.
- (ii) Said planting strip shall only be broken by approved entrances or exits.

(d) Landscaping of Parking Lots

- (i) All parking lots with twenty (20) or more spaces shall be provided with interior landscaped areas equal to ten (10) square feet for each parking space, excluding those spaces located directly along the perimeter for which landscaping has been provided.

The intent of this Section is to Require landscaping within parking lots; therefore, landscaping screens, planting strips and landscaping

surrounding buildings shall not be considered as interior landscaping.

- (1) The interior landscaping shall be provided within island planters having a minimum area of one-hundred (100) square feet.
- (2) The interior parking lot landscaping shall be placed so as to delineate driving lanes, define rows of parking, and generally mitigate the visual impact of parking lots.
- (3) The interior parking lot landscaping shall be composed of a combination of shrubs and trees. At least one shade or ornamental tree shall be required for each twenty (20) parking spaces.

D. Specifications -

- (1) All plantings and maintenance thereof shall be performed in conformance with good nursery and landscape practices.
- (2) All trees at the time of planting shall have a minimum trunk diameter of one and one-half (1.5) inches at a height of six (6) inches above finished grade.
- (3) Species selection shall be based upon the existing site conditions including the site geology, hydrology, and soils as well as functional considerations of screening and buffer yards and architectural compatibility.
- (4) Trees and shrubs used for screening shall consist of at least fifty (50) percent evergreen trees and shrubs and shall be so arranged as to provide an immediate visual screen of fifty (50) percent. Evergreen trees shall be at least six (6) feet in height at the time of planting and shrubs shall have a minimum height of three (3) feet at the time of planting. Linear spacing of trees shall be fifteen (15) feet maximum. Parallel rows of

trees shall be staggered and separated by eight (8) feet maximum.

- (5) No plantings shall be placed with their center closer than five (5) feet from the property line of the tract, including road right-of-way's and utility easements.
- (6) Vegetative screens shall be perpetually maintained during the period the principal use causing the need for screening is in operation. Any plant material that does not survive shall be replaced within six (6) months.
- (7) Walls, ornamental structures, fences, and berms, or a combination of these, not less than six (6) feet in height may be used in combination with appropriate plant material.
- (8) In order for the Township to determine compliance with the requirements of this Section, a plan shall be submitted showing the proposed design of the landscape screen. Said plan shall include a plant schedule and sufficient information as required for the installation of the screen.

514 EXCEPTIONS

The general principles of design and the minimum requirements for the laying out of subdivisions and land developments stipulated in This Ordinance may be varied by the Board of Supervisors in the case of a project large enough to constitute self-contained neighborhood, industrial park or commercial center. Such a project shall be developed in accordance with a comprehensive plan which in the judgement of the Board has made adequate provisions for all essential requirements. Provided, however, that no modification shall be granted by the Board which would conflict with features of any adopted long-range plan of the Township or with the intent and purpose of the general principles of design of this Ordinance, or with the applicable provisions of the Guilford Township Zoning Ordinance.

Any request for an exception shall be in writing and shall satisfactorily set forth the reasons therein.