

Article VIII

C - COMMERCIAL DISTRICT

Section 801 - Intended Purpose

The C - Commercial District is designed to provide areas for commercial uses with special location and site requirements and which are not always compatible with residential areas. Permitted in this district are:

1. Commercial uses that accommodate the needs of transient highway travelers who may require automotive service, food and lodging. Other similar uses serving community needs pertaining to automotive sales and servicing are also provided for in these districts.
2. Commercial uses which have an industrial character due to their operations (e.g. laundries and auto repair shops), but do not have the same location and site requirements as industrial uses (e.g. they may need to be close to an urbanized area and the lot need not be as deep as for industrial uses).

All uses in the C District shall comply with the following regulations:

Section 802 - Use Standards

Uses permitted in the (C) Commercial District shall be subject to the following conditions:

1. Parking, loading, or service areas used by motor vehicles shall be physically separated from all streets by a suitable barrier against unchanneled motor vehicle access or egress. All roads, driveways, parking areas and walks shall be paved and maintained in good condition with hard surface materials.
2. All access roads or driveways shall be located not less than one hundred (100) feet from the intersection of any street right-of-way lines, and shall be designed in a manner conducive to safe ingress and egress.
3. Illumination. All illumination shall comply with the requirements of Section 1312. When lot lines lie within 35 feet of a Residential District boundary or any lot in residential use, any illumination or floodlighting shall be arranged so there will be no glare of lights on such lot or District boundary line.

4. Landscaping. The entire lot shall be landscaped pursuant to Section 1310 (except for those areas that are covered by buildings or surfaced as parking or service areas). All landscaping shall be properly maintained throughout the life of any use on any lot.
5. Along each property line which is adjacent to a Residential District or lot in residential use, the owner shall be required to maintain a buffer strip ten (10) feet wide which shall be planted with a hedge, evergreen shrubbery or suitable vegetation to provide appropriate screening against noise, glare, fumes, dust, and other harmful effects. Said buffer strip shall be consistent with any existing vegetation and the permitted use of the adjacent residential property.

Section 803 - Permitted Uses

In a (C) Commercial District, no building or premises shall be used and no building shall be erected, which is arranged, intended or designed to be used in whole or in part, for any purpose except those listed below, and all such uses shall be subject to Land Development Plan approval in accordance with the Penn Township Subdivision and Land Development Ordinance and those regulations specified elsewhere in This Ordinance.

1. Retail businesses, such as variety stores, apparel stores, drug stores, grocery stores, eating and drinking establishments, liquor stores, single proprietor antique businesses, auction houses, music shops, sporting goods stores, and book, stationery, magazine, candy and tobacco shops.
2. Business services, such as banks, credit unions, loan companies and other financial institutions, real estate and insurance agencies, utility offices, government, business and professional offices, and veterinary clinics.
3. Personal services, such as barbershops, beauty salons, photographic studios, coin operated laundromats, tailor, dressmaking, millinery and dry cleaning and laundry pick-up stations where the processing is to be done elsewhere.
4. Repair services, such as radio, television and appliance shops, plumbing shops, carpenter shops, upholstery shops, and shoe-repair shops.
5. Vehicle sales and services, such as service stations, repair garages, new and used car dealers, and automotive supplies. (see Section 1624)
6. Hotels and motels. (see Section 1626)

7. Mobile home, trailer, camping, boat, construction or farm equipment sales and services. (see Section 1623)
8. Indoor commercial recreation facilities. (see Section 1620)
9. Animal hospitals and veterinarian clinics. (see Section 1616)
10. Commercial schools. (see Section 1609)
11. Auction houses for household and other goods. (see Section 1622)
12. Mortuary and funeral homes. (see Section 1628)
13. Monument sales.
14. Bed and Breakfast Inns. (see Section 1605)
15. Buildings and structures, municipal and/or public utility. (see Section 1608)
16. Essential services buildings and structures with locational requirements. (see Section 1645)
17. Essential services buildings and structures without locational requirements. (see Section 1645)
18. State, county or Federal buildings. (see Section 1646)
19. Public libraries. (see Section 1607)
20. Health and welfare institutions. (see Section 1610)
21. General gardening.
22. Self-Service Storage Facility (Mini Warehouse). (see Section 1630)
23. Home occupations. (see Section 1613)
24. Home Businesses. (see Section 1613)
25. Vehicle Washes. (see Section 1625)
26. Convenience stores. (see Section 1638)

Section 804 - Accessory Uses and Structures

The following customary accessory uses and structures incidental to any permitted uses shall be permitted:

1. Uses and structures which are customarily associated with the permitted uses such as storage buildings, outdoor storage areas, yards, gardens, play areas and parking areas.
2. Garden house, tool house, playhouse, wading pool, or swimming pool incidental to the principal use of the premises and not operated for gain.
3. Private garages.
4. All storage accessory to any permitted principal use, other than off-street parking and loading, or trailer, boat, mobile home and agricultural storage shall be carried on in completely enclosed buildings.
5. Caretaker dwelling. (see Section 1634)
6. Signs, as provided in Article XV of this Ordinance.

Section 805 - Conditional Uses

The following uses and activities may be permitted by Conditional Use upon approval of the Board of Supervisors after a public hearing and recommendation by the Planning Commission. Conditional Uses shall be subject to the requirements specified in Articles XVI and XVIII and elsewhere in this Ordinance:

1. Membership clubs and camps. (see Section 1606)
2. Public and private parks, playgrounds and open space.
3. Community activity buildings. (see Section 1607)
4. Places of worship. (see Section 1611)
5. Day care homes and centers. (see Section 1614)
6. Commercial kennels. (see Section 1615)
7. Commercial indoor/outdoor recreation and entertainment facilities. (see Section 1620)
8. Business conversions. (see Section 1621)
9. Farm or construction equipment and supplies sales and service. (see Section 1623)
10. Lawn and garden equipment and supplies sales and service. (see Section 1623)

11. Drive-in Business establishments, including but not limited to, restaurants, beverage distributors, theaters, and other similar establishments designed to provide drive-in facilities.
12. Drive-thru Service Facilities, including but not limited to, car and truck washes, restaurants, and other similar establishments designed to provide drive-thru services. (see Section 1627)
13. Wholesaling, storing and warehousing, including lumber yards, building contractors, and farm supply and building material yards. (see Section 1629)
14. Newspaper and printing establishments.
15. Dry cleaners, laundries, and laundromats. (see Section 1632)
16. Nurseries and greenhouses. (see Section 1635)
17. On-farm occupations. (see Section 1636)
18. Roadside stands for sale of agricultural products.
19. Outdoor/Indoor flea markets. (see Section 1644)
20. Multiple antique dealers venture (Co-ops).
21. Off premise signs.
22. Limited Manufacturing, Fabricating, Processing, Packaging, Compounding or Assembling Activities.
23. Home occupations exceeding 33% of gross floor area. (see Section 1613)
24. Commercial communication towers. (see Section 1637)
25. Sexually Oriented Business. (see Section 1648)
26. Cemeteries. (see Section 1612)
27. Single Family Detached Dwellings. (2005-03 - 12/28/2005)
28. Uses which, in the opinion of the Board of Supervisors, are of the same general character as those listed as permitted uses and which will not be detrimental to the intended purposes of this district. In such instances, final approval of the use shall be subject to the functions and procedures as identified in Section 1805 and Section 1820 of this Ordinance. (2005-03- 12/28/2005)

Section 806 - Lot Area, Lot Width, Impervious Coverage, Building Setbacks, and Maximum Building Height Requirements: (2005-03 - 12/28/2005)

Unless specified in the USE SCHEDULE, or in Article XVI, the minimum lot area, lot width, impervious coverage, and yard and building setback, and building height of not less than the dimensions shown below shall be provided for every dwelling unit and/or principal non-residential building or structure hereafter erected or altered for any use permitted in this district.

	Lot Requirements**			Minimum Building Setback (FT)**				Height
	Min. Lot Area	Min. Lot Width (FT)	Max. Impervious Coverage (%)	Front	One Side	Total Sides	Rear	Max. (FT)
On-Lot Sewage Disposal System	1.5 Acres*	150'	60	50' ****	25'	50'	25'	***
Public Sewer	1 Acre	150'	60	50' ****	25'	50'	25'	***
Public Water and Public Sewer	25,000 SF	100'	70	25'	10'	20'	30'	***

* Lot Size Subject to PaDEP approval for on-lot sewage disposal systems
 **Minimum requirement unless specified elsewhere herein
 ***Unless elsewhere specified in this Ordinance, the maximum building height shall comply with the Uniform Construction Code, as amended.
 **** Front Building Setback can be reduced to 25' if parking is located in the rear yard.
 SF- square feet; FT - feet

Section 807 - Minimum Off-Street Parking Requirements

Off-street parking shall be provided for in accordance with Article XIV of this Ordinance.

Section 808 - Minimum Off-Street Loading and Unloading Requirements

Off-street loading and unloading facilities shall be provided for in accordance with Article XIV of this Ordinance.