

ARTICLE XII.

REGULATIONS IN COMMERCIAL DISTRICT C-2

SECTION 1201.

PERMITTED USES

1. Any use permitted in the Commercial District C-1.
2. Automobile vehicle sales and service establishments.
3. Bowling alleys.
4. Hospitals.
5. Commercial parks, playgrounds and game courts.
6. Shopping centers in which two (2) or more commercial establishments, limited to those commercial uses permitted by right within this District, are planned, developed, owned and managed as a unit, with off-street parking provided on the property. (Amended 3/4/96 by Ord. #181)
7. Hotels, motels and theaters.
8. Restaurants, cafes, taverns, and other places serving food and beverages, provided however, that no establishment will be permitted which allows or permits patrons to bring their own alcoholic beverages onto the premises for consumption thereon, except as provided by special exception pursuant to Section 1912.
9. Dry cleaning and laundry establishments.
10. Veterinary facilities and kennels.
11. Lumber and coal yards, building material storage yards, contractors' equipment and storage yards, and warehouses, provided that all items are within a completely enclosed building.
12. Community club.
13. Public garage.
14. Accessory buildings and uses customarily incidental to the permitted uses within this District.

SECTION 1202.

SPECIAL EXCEPTIONS

1. Single family detached dwellings, subject to the provisions of Section 1930.

2. Semi-detached dwellings, subject to the provisions of Section 1929.
3. Cemetery, subject to the provisions of Section 1907.
4. Mobilehome parks, subject to the provisions of Section 1920.
5. Establishments for dancing or other amusement which serve food and refreshments and which permit patrons to bring their own alcoholic beverages on the premises for consumption on the premises, subject to the provisions of Section 1912.
6. Adult entertainment establishments, subject to strict compliance with the provisions of Article XIX, Section 1903, and its subparagraphs.
7. Campground, subject to the provisions of Section 1906.
8. A road-side stand for the sale of agricultural products, subject to the provisions of Section 1928.

SECTION 1203.

CONDITIONAL USES

1. Any other use not specifically provided for in any district within this Ordinance shall be subject to approval by conditional use by the Township Board of Supervisors, subject to the provisions of Section 1933.
2. Commercial and institutional regional impact development; subject to the provisions of Section 1933 and Section 1935. (Amended 3/4/96 by Ord. #181)
3. Off-track betting parlors and gambling facilities; subject to the provisions at Section 1933 and Section 1936. (Added 11/2/98 by Ord. #214)

SECTION 1204.

PROHIBITED USES

1. None of the following uses shall be permitted within this District:
  - (A) Any process of manufacture, assembly or treatment which is not clearly incidental to a retail business conducted on the premises or which normally constitutes a nuisance by reason of odor, noise, dust or smoke, even if incidental to a retail business conducted on the premises.
  - (B) The storage of volatile products, except those which are used on the premises in the conduct of business on the premises.

SECTION 1205.

HEIGHT AND AREA REGULATIONS

1. Dwelling Units - All buildings intended for residential use in part shall comply with the regulations as set forth heretofore for Residential R-3 Districts.
2. Other Uses Exclusive of Dwelling Units
  - (A) Height - No building shall be erected to a height in excess of forty (40) feet unless authorized as a special exception.
  - (B) Minimum Lot Area
    - (1) The minimum lot area per principal building or use where not served by public sanitary sewer facilities shall be forty thousand (40,000) square feet.
    - (2) The minimum lot area per principal building or use where served by public sanitary sewer facilities only shall be twenty thousand (20,000) square feet.
    - (3) The minimum lot area per principal building or use where served by both public sanitary sewer and public water facilities shall be fifteen thousand (15,000) square feet.
  - (C) Minimum Lot Width - The minimum lot width shall be sixty-five (65) feet at the street right of way line and one hundred (100) feet at the building setback line.
  - (D) Minimum Lot Depth - The minimum lot depth shall be one hundred (100) feet.
  - (E) Yards - Part of the required yard area may be used for the purpose of meeting off-street parking requirements subject to, however, the requirements of Section 1702, Paragraph 5. Yards of the following minimum sizes shall be provided:
    - (1) Front Yard Minimum Depth
      - (a) The minimum building setback line from all streets shall be in compliance with the requirements of Article XVIII, Section 1810, provided, however, that the minimum distance shall be fifty (50) feet from the centerline of the street.

- (b) In developed areas where existing buildings are located closer to the street than is permitted by these regulations, a new building may be placed at the same setback distance as the adjacent buildings. If the adjacent buildings have varying setbacks, the proposed building shall not be located closer to the street than the average setback distance of the two (2) existing buildings.
- (2) Side Yard - The minimum side yard shall be ten (10) feet, except where adjacent to a Residential or Rural District, in which case the side yard shall be twice the width of the side yard requirements of that particular adjacent district or fifty (50) feet, whichever is less. In the case of a shopping center, there will be no side yard requirement between buildings which form a continuous building when located within the shopping center; provided however, that no building shall be located closer than fifty (50) feet to the side lot line. (Amended 3/4/96 by Ord. #181)
- (3) Rear Yard Minimum Depth - The minimum rear yard shall be thirty (30) feet, except where adjacent to a Residential or Rural District, in which case the rear yard shall be fifty (50) feet. In the case of a shopping center, there will be no rear yard requirement between buildings which form a continuous building when located within the shopping center; provided however, that no building shall be located closer than fifty (50) feet to the rear lot line. (Amended 3/4/96 by Ord. #181)
- (F) Maximum Lot Coverage - Not more than seventy (70%) percent of the area of the lot shall be covered with impervious or semi-pervious structures. However, this maximum lot coverage shall be increased to seventy-five (75%) percent of the area of the lot where more than one-half (1/2) of all parking spaces within the lot are located behind the front building line. (Amended 8/20/91 by Ord. #139 and 3/4/96 by Ord. #181)
- (G) Maximum Building Coverage - Not more than sixty (60%) percent of the area of the lot shall be covered by buildings.
- (H) Minimum Landscape Area - Not less than thirty (30%) percent of the area of the lot shall be covered by vegetative materials. However, this minimum landscape area shall be reduced to twenty-five (25%) percent of the area of the lot where more than one-half (1/2) of all parking spaces within the lot are located behind the front building line. (Amended 3/4/96 by Ord. #181)