

## ARTICLE 10

### C-2 –CONVENIENCE COMMERCIAL DISTRICT

**SECTION 10.01 – INTENT:** Within any residential concentration there exists a need for certain commercial convenience facilities, such as minor automobile service and filling stations, food, drugs and pharmaceutical products, to fulfill the immediate needs of person living therein. These needs are thus provided for by the establishment of various C-2 Districts throughout the Township to serve surrounding residential districts.

#### **SECTION 10.02 - PERMITTED USES:**

- A. Shops for the retailing of food, drugs, and pharmaceutical products.
- B. Automobile service and filling stations subject to the following conditions:
  - 1. Repair work shall be restricted to that of a minor nature only (i.e. general maintenance and repairs for Pennsylvania State inspection, not including body work or major engine overhauling), and it shall be performed within an enclosed building.
  - 2. All gasoline pumps shall be located outside of the building on private property and in no case within thirty-five (35) feet of any property line.
  - 3. All automobile parts, dismantled and derelict vehicles and similar articles shall be stored within an enclosed building.
  - 4. All fuel, oil, or similar substances shall be stored at least thirty-five (35) feet from any road right-of-way line or lot line.
  - 5. The building itself shall be constructed so as to blend harmoniously residential districts.
- C. Communications Antennas mounted on an existing Public Utility Transmission Tower, building or other structure, and Communications Equipment Buildings, subject to the standards set forth in Article 16, Section 16.22.
- D. Churches and similar places of worship.
- E. The following Special Exception use, upon approval by the Zoning Hearing Board as provided for in Article 21 of this Ordinance,
  - 1. Group Care Facilities as provided under Section 6.06(P) of this Ordinance.

#### **SECTION 10.03 - LOT AREA, BUILDING HEIGHT, AND YARD REQUIREMENTS:**

- A. A lot width, lot area and lot depth of not less than the dimensions shown in the following table shall be provided for every principal building hereafter erected or altered for any use permitted in this district.

DISTRICT REQUIREMENTS

MIN. LOT AREA (SQ. FT.)	<u>LOT REQUIREMENTS</u>		<u>YARD REQUIREMENTS</u>			
	MIN. LOT WIDTH	MAX. LOT COVERAGE %	FRONT	ONE SIDE	TOTAL SIDES	REAR
30,000	150'	50%	40'	20'	40'	30'

- B. Parking areas may be included in 50% of the required yards of the C-2 Commercial District except where they adjoin a residential district. All yards or portions of yards not used for parking shall be appropriately landscaped and maintained.
- C. Where side or rear yards adjoin a residential district, they shall be no less than fifty (50) feet, shall not be used for parking and shall be appropriately landscaped and maintained.
- D. No building shall exceed two and one-half (2 1/2) stories or thirty five (35) feet in height unless authorized as a Special Exception by the Zoning Hearing Board.

**SECTION 10.04 - MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS:**

- A. Off-street parking shall be provided in accordance with Article 17, Section 10.03, and any other applicable sections of this Ordinance.
- B. Each business use established or expanded after the date of adoption of this Ordinance shall provide one (1) off-street loading and unloading space at the side or rear of the building for each 40,000 square feet of floor area in each building. Such space or spaces shall not be less than six hundred sixty (660) square feet in area with a dimension of twelve feet by fifty-five feet (12 x 55) per space with a clearance of not less than fifteen (15) feet in height. Required spaces shall be located exclusive of any public right-of-way.

**SECTION 10.05 - LIMITATIONS OF SIGNS:** Only those signs relating to the principal uses conducted on the premises or the principal materials or products made, sold, or displayed on the premises shall be permitted, and provided further that all signs and advertising structures shall be maintained in accordance with Article 18 of this Ordinance.