

**ARTICLE 8.  
COMMERCIAL DISTRICT**

**8.01 Purpose**

It is the purpose of this district to make appropriate provisions for a variety of commercial activities, which generally can be supported by the local population, or by travelers using the Interstate highway. Most of these commercial uses are oriented to automotive access and require location along a frequently traveled highway.

In a Commercial District the regulations set forth in this article shall apply.

**8.02 Permitted Uses**

In a Commercial District, no structure or land shall be used, and no structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses.

- A.** General merchandise stores including department stores, "Five and Ten" variety stores, general merchandise discount stores, drug stores, and sporting goods.
- B.** Apparel and accessories stores including shoe stores, furriers, and custom tailors.
- C.** Furniture, home furnishing and equipment including household appliance stores, hardware, paint and glass stores, radio and television stores including services.
- D.** Food stores including supermarkets, bakeries and confectionary shops where the production of baked goods is to be sold only at retail on the premises, dairy products, and meats.
- E.** Eating establishments including restaurants, lunch counters, delicatessens, tearooms, cafe, taverns, confectionery or similar establishments serving food or beverages.
- F.** Gift shops, including camera, book, stationery, antique, musical supplies, cosmetics, candy, cigarettes and tobaccos, flowers, hobby, jewelry, leather and luggage shops.
- G.** Offices for the conduct of medical and other professions, real estate and insurance and banks, including branch banks, messenger or telegraph services, and general and administrative offices.
- H.** Business machine shops, sales and services.
- I.** Personal service shops, including dry cleaning, barber, beautician, shoe repair, laundromat and tailor.

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- J.** Government offices serving the public, including a Post Office, or other public or semi-public offices.
- K.** Indoor recreational facilities, including theaters and bowling alleys.
- L.** Artists and photographers studios.
- M.** Automobile sales, agencies and services, including repair shops adjacent to and in connection therewith.
- N.** Gasoline service stations.
- O.** Mortuaries.
- P.** Newspaper publishing and job printing.
- Q.** General service or contractors' shop, including carpenter, cabinet making, furniture repair, light metal working, garment manufacturing, tinsmith, plumbing, or similar shop.
- R.** Business place of a builder, carpenter, caterer, cleaner, contractor, decorator, dyer, electrician, furrier, mason, painter, plumber, roofer, upholsterer, and similar non-nuisance businesses, excluding open storage of materials and excluding open storage of motor vehicles.
- S.** Boat, bus, camper and equipment sales and service..
- T.** Automobile repair shops. No outside storage of materials or unlicensed motor vehicles is permitted.
- U.** Wholesale business establishment.
- V.** Indoor storage building or warehouse.
- W.** Day Care Center.
- X.** Car Wash establishment.
- Y.** Laboratory, dental and medical.
- Z.** Mobile home and manufactured home sales and services.
- AA.** Flea Markets

**8.03 Accessory Uses**

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

- A. Uses and structures which are customarily associated with the permitted uses such as storage buildings, storage areas, yards, gardens, play areas and parking areas.
- B. All storage accessory to any permitted principal use, other than off-street parking and loading, or trailer, boat, mobilehome and agricultural storage shall be carried on in completely enclosed buildings.
- C. Signs, as provided in Article 13 of this ordinance.
- D. One dwelling unit in conjunction with a permitted use.

**8.04 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 Agency. Uses by Conditional Use shall be subject to the requirements specified in Article 11 and elsewhere in this ordinance:

- A. 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.

**8.05 Area, Yard, Height and Coverage Regulations**

- A. Area Regulations. The area of any tract or parcel of land to be used for commercial purposes shall be of sufficient area to accommodate the physical structure(s) when complying with the required setbacks, impervious coverage limits and off-street parking regulations of this zoning ordinance.

- B. Yard Regulations

Front Setback: ..... 50 ft. (20 ft. landscaped)

Each Side Setback: ..... 25 ft. (10 ft. landscaped)

Rear Setback: ..... 30 ft. (10 ft. landscaped)

Landscaped areas shall be measured from the property line inward.

- C. Multiple Buildings. Where two or more commercial structures are proposed for the same parcel, or where an additional separate structure is proposed on a parcel containing one or more other commercial structures, a minimum distance of thirty (30) feet shall be maintained between structures. This minimum shall be increased by five (5) feet for each additional story in height over one (1), of each of the adjacent structures.
- D. Yard Regulations: Existing Residential Uses. All residential uses existing within any Commercial District shall conform to front, side and rear yard setbacks and impervious coverage regulations as required in the VR Village Residential District (see Article 7.).
- E. Yard Regulations: Existing Lot of Record and Prior Development. Properties which are not able to comply with the yard regulations of this article due to their size or the location of existing structures, may be permitted to develop or be used as commercial properties provided that:
1. The property owner has demonstrated to the satisfaction of the Township that efforts to obtain additional land adjacent to the property in question have been unsuccessful;
  2. Eighty-five percent (85%) or more of the off-street parking required for the proposed use can be provided in compliance with this ordinance;
  3. The impervious coverage maximum does not exceed seventy percent (70%) of total lot area;
  4. Setbacks and required landscaped areas are not less than 50% of the minimums stated in this ordinance; and
  5. All other codes and ordinances are complied with.
- F. Landscaping. Parking areas shall not intrude upon minimum landscape requirements, however, entrance and/or exit drives may cross landscaped areas at as close to a 90 degree angle as possible. Where adjacent to a residential district, required side and rear landscaping shall be increased by 10 ft. and be of a type that shall provide at maturity a visual barrier between the residential district and the commercial use. Such landscaping shall include at least fifty percent (50%) evergreen species of trees and shrubs which are not less than six (6) feet in height at the time of planting. Any trees or shrubs that fail to grow shall be replaced by the property owner within twelve months. Landscaping shall further comply with Section 13.12.

**G. Height and Coverage Regulations**

Maximum Height: ..... 40 ft.

Maximum Building Coverage: ..... 25%

Maximum Impervious Coverage: ..... 60%

**8.06 Off Street Parking Regulations**

Off-street parking shall be provided as required by Article 13., Section 13.15.

**8.07 Sign Regulations**

The placement, type and size of all signs erected in a Commercial District shall be regulated by the provisions of Article 13., Section 13.16.

**8.08 Service Entrances**

Where possible, each and every commercially used building shall be provided with a service entrance. Service entrances may be located at the rear, side or front of buildings, however, they may be located at the front only when side conditions make it impossible or hazardous to locate on the side or rear. Deliveries of stock, merchandise and/or supplies shall not be made to the main public entrance during business hours.