

ARTICLE 8 - C – COMMERCIAL DISTRICT

8.A. Intent.

The regulations of the Commercial District are designed to accommodate commercial activity within the Township. Since these enterprises are for the most part dependent upon traffic generated by a major thoroughfare, these uses are grouped together to facilitate shopping and access via automobile. The requirements contained in this article are designed to promote safe and expedient conveyance of the resulting high traffic volumes.

All uses permitted by right or by special exception shall be subject to all requirements set forth in this Article, Article 13, Article 14 and all other applicable municipal, municipal authority, state and federal laws, ordinances and regulations.

8.B. Permitted Uses.

8.B.1 Agricultural, horticultural and forestry uses

8.B.2 Department stores.

8.B.3 Health Care Offices

8.B.4 Stores for the retailing of consumer goods.

8.B.5 Personal service shops, including barber, beauty shops, tailors, shoe repair, dry cleaning.

8.B.6 Banks, and offices.

8.B.7 Taxi and bus passenger stations.

8.B.8 Mortuary and undertaking establishments.

8.B.9 Restaurants, tea rooms, cafes and other places serving food, including private clubs, or beverages and beverage distribution centers.

8.B.10 Commercial Recreational Facility

8.B.11 Drive-in restaurants.

8.B.12 Laundries and dry cleaning.

8.B.13 Trade schools.

8.B.14 Shops for contractors of plumbing, heating, painting, upholstering.

8.B.15 Hotels and motels, bed and breakfast.

8.B.16 Automobile dealers and automobile washes.

8.B.17 Automobile and truck filling stations, repair and service garages, subject to the following regulations:

8.B.17.a. The subject property shall front on an arterial or collector road, as defined in the Union Township Comprehensive Plan.

8.B.17.b. The subject property shall be set back at least three hundred (300) feet

from any lot containing a school, day-care facility, playground, library, hospital or nursing, rest or retirement home.

8.B.17.c. All but incidental repair work shall be performed within a completely enclosed building.

8.B.17.d. All fuel pumps shall be located outside of building on private property and in no case within 35 feet of any street right-of-way line.

8.B.17.e. All automobile parts, dismantled and derelict vehicles and similar articles shall not be stored for longer than 30 calendar days, except within a completely enclosed building unless the establishment is required to hold on the premises such parts, vehicles or articles for legal reasons.

8.B.17.f. All fuel, oil or similar substances shall be stored at least 35 feet from any street right-of-way or lot line.

8.B.17.g. Any ventilation equipment associated with fuel storage tanks or service/repair work shall be oriented away from any adjoining residentially zoned property.

8.B.17.h. Access drives shall be separated seventy five (75) feet from one another if located along the same frontage as measured from edge to edge.

8.B.18 Sales of manufactured, mobile and modular housing, subject to the following regulations:

8.B.18.a. No manufactured, mobile or modular home for sale may be inhabited at any time before or after said sale while said home is on the business premises.

8.B.18.b. Minimum lot size for the sale of manufactured, mobile and modular housing shall be 2 acres.

8.B.19 Public use of buildings or land owned and operated by the Township or a municipal authority organized by the Township.

8.C. Permitted Accessory Uses.

8.C.1 Off-street parking.

8.C.2 Signs

8.C.3 Other accessory uses, structures or buildings, provided such are clearly related to the principal use.

8.C.4 One apartment unit contained within the principal structure in which the commercial use takes place provided that:

8.C.4.a. no dwelling unit shall contain less than six hundred (600) square feet of habitable floor area.

8.C.4.b. two (2) off-street parking spaces shall be provided for the dwelling unit in addition to those required for the commercial use(s).

8.C.4.c. the dwelling unit shall have direct means of escape to the exterior at ground level and be equipped with one operable fire detection device.

8.C.4.d. the applicant shall furnish evidence of an approved means of sewage disposal.

8.D. Uses Permitted by Special Exception.

8.D.1 Adult businesses, provided that the following conditions are met:

8.D.1.a. An adult business shall not be located within 1000 feet of the property boundary upon which is located a public or private pre-elementary, elementary, middle, secondary or high school; church, synagogue, or regular place of religious worship; daycare or other childcare facility; library; museum; hospital, group care facility or personal care boarding home; public park or playground, an entertainment business oriented primarily towards children or minors or for family entertainment; any uses where minors may congregate; any other adult business; or, any establishment licensed to serve and/or sell alcoholic beverages.

8.D.1.b. Adult businesses shall not be located within 500 feet of any property which is residentially owned or which contains a residential use.

8.D.1.c. The distance between an adult business and any use described in subsection (1), above, shall be measured in a straight line, without regard to intervening structures or objects from the nearest portion of the building or structure where an adult business is conducted to the nearest property line of the premises having the uses described in subsection (1) or (2) above.

8.D.1.d. An adult business lawfully operating as a conforming use is not rendered a non-conforming use by the location of a public or private pre-elementary, elementary, middle, secondary, or high school; church, synagogue or regular place of religious worship, daycare facility or personal care boarding home; public; park or playground; an entertainment business oriented primarily towards children or minors or for family entertainment; any other adult business; or any establishment licensed to serve and/or sell alcoholic beverages, within 1000 feet of the adult business; or residential use, within 500 feet of the adult business.

8.D.1.e. No adult business-related merchandise or materials offered for sale, rent, lease, loan, use or for view upon the premises shall be exhibited or displayed outside of an enclosed building or structure.

8.D.1.f. Any enclosed building or structure used as an adult business shall be windowless, or have an opaque covering over all windows or doors of any area in which adult business-related materials or merchandise are exhibited or displayed, nor shall they be visible from outside of the enclosed building or structure.

8.D.1.g. No sign shall be erected upon the premises pictorially depicting or giving a visual representation of the adult business-related materials or merchandise offered in that adult business.

8.D.1.h. No adult business facility may change to another adult business facility,

except upon the approval of another special exception use.

8.D.1.i. No more than one adult business may be located within the same building or structure.

8.D.1.j. Each entrance to the premises shall be posted with a notice specifying that persons under the age of seventeen (17) years are not permitted to enter therein.

8.D.2 Home Improvement Building Supply Stores

8.D.3 Shopping Centers

8.D.4 Commercial Day Care.

8.D.5 Self-Storage Units.

8.E. Minimum Lot Area, Lot Width, Building Coverage and Yard Dimensions.

8.E.1 The following lot area, lot width, building coverage and yard dimension requirements apply to all permitted and special exception uses, except where more restrictive regulations are established elsewhere within this Ordinance.

Min. Lot Area	Min. Lot Width	Max. Bldg. Coverage	Yard Dimensions		
			Front	Side	Rear
1 acre	100 ft.	50%	50 ft.	15 ft.	15 ft.

8.E.2 No building shall extend nearer to any other district boundary in the rear than the rear yard required in that district, nor nearer the side yard than the side yard required in that district, nor nearer the side yard than the side yard required in that district.

8.E.3 Parking areas may be included in 50% of the required yards of the Commercial District, except where they adjoin a residential district. All yards or portions of yards not used for parking shall be appropriately landscaped.

8.E.4 A minimum of 35% of the lot shall be covered with vegetation.

8.E.5 No buildings shall exceed 50 feet in height except in accordance with Article 14 of this Ordinance.

8.E.6 Residential Buffer Strip – Any lot adjoining land within a residential zoning district shall maintain a fifty (50) foot setback for non-residential buildings, structures, off-street parking lots, loading areas and outdoor storage areas from the residentially zoned parcels. Such areas shall be used for a landscape strip and screen as follows:

8.E.6.a. A completely planted visual barrier of landscape screen shall be provided and maintained except where natural or physical man-made barriers already exist. The screen shall be composed of plants and trees arranged to form both a high level and low level screen within the fifty (50) foot landscape strip. The high level screen shall consist of evergreen trees planted at an initial height of not less than five (5) feet, and planted at

intervals of not more than ten (10) feet. The low level screen shall consist of evergreen shrubs or hedges planted at an initial height of not less than two (2) feet and spaced at intervals of not more than five (5) feet. The low level screen shall be placed in alternating rows to produce a more effective barrier.

8.E.6.b. Any existing commercial facility shall be required to comply with these screening requirements in the case of enlargement or major alteration of the facility.

8.E.6.c. Any landscaping material which dies shall be replaced. All landscaping materials shall be properly maintained.

8.F. Minimum Off-Street Parking and Loading Requirements.

8.F.1 Off-street parking shall be provided in accordance with Article 14 of this Ordinance.

8.F.2 Each business use shall provide off-street loading and unloading space pursuant to the requirements of Article 13 of this Ordinance.

8.G. Limitations of Signs.

Only those signs referring or relating to the uses conducted on the premises or to the materials or products made, sold or displayed on the premises shall be permitted and further provided that all signs and advertising structures be maintained in accordance with Article 13 of this Ordinance.

8.H. Performance Requirements.

8.H.1 All of the above listed uses must be non-objectionable in terms of smoke or dust emission, odors, noise or glare, and shall not be injurious or have an adverse effect on adjacent areas or the Township as a whole.

8.H.2 Should the Zoning Officer determine there is any possibility of the above mentioned dangers in § 8.H.1, the Zoning Officer may, with approval by the Board of Supervisors, utilize the services of a professional with expertise in the applicable area(s) to review and evaluate the need for the applicant to provide additional information to demonstrate conformity to this section..

End Article 8

ARTICLE 9 - RESERVED

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