

## ARTICLE XII

### GENERAL COMMERCIAL DISTRICT (C-2)

#### **Section 1200. Purpose**

The C-2 district shall provide for appropriate commercial development in locations where a cluster of commercial uses exist. The uses permitted herein are more intensive, highway oriented commercial uses. The district shall be designed and regulated to encourage the construction on and continued use of land for commercial purposes and to prohibit any use which would substantially interfere with the development, continuation or expansion of commercial uses in the district. Reasonable standards shall be established for buildings and other structures, the area and dimensions of yards and other open spaces, and to minimize air pollution, noise, glare, heat, vibration, fire, and safety hazards. The district is intended to accommodate the needs of transient highway travelers utilizing the Township's major highways as well as to serve as a retail center for the shopping needs of the entire Township. The development of a stable and diverse commercial base shall be balanced with the minimization of traffic hazards, utilization of common facilities, and the protection of the public health and safety from unnecessary hazards and nuisances.

#### **Section 1201. Permitted Uses**

- A. Any of those uses identified as permitted uses or conditional uses within the C-1 Service Commercial District.
- B. Auto Repair Garages. (Section 331)
- C. Car Washes. (Section 335)
- D. Commercial Recreation or Entertainment Facilities. (Section 338)
- E. Manufactured/Mobile Home Sales Lot.
- F. Mini-Warehouses. (Section 354)
- G. Retail and Wholesale Businesses.
- H. Taverns.
- I. Tattoo or Body Piercing Establishment.
- J. Assembly or Finishing of products Using Materials Produced Elsewhere.

K. Accessory uses and buildings customarily incidental to the above permitted uses provided that no outside storage of materials or processing activity shall be permitted unless the activity is effectively screened from the adjacent properties by a wall or fence.

**Section 1202. Conditional Uses**

A. Big Box Commercial Establishments and Shopping Centers. (Section 334)

B. Commercial Wireless Telecommunications Service Facilities in accordance with Section 339 of This Ordinance.

C. Home Improvement and Building Supply Stores. (Section 349)

D. Off-Track Betting Parlors. (Section 358)

**Section 1203. Minimum Area and Density Requirements**

- A. All buildings including accessory buildings shall not cover more than fifty (50%) percent of the area of the lot. No less than twenty-five (25%) percent of the lot area shall be covered with lawns and landscaping.
  
- B. Proposed commercial uses shall be developed on land of sufficient area to accommodate the physical structure(s) when complying with off-street parking regulations and any other applicable regulations of This Ordinance, and the following dimensional requirements:

Minimum Lot Area*	1 acre
Minimum Lot Width	200 feet
Minimum Front Yard	35 feet
Minimum Side Yards	15 feet
Minimum Rear Yard	25 feet
Maximum Building Height	40 feet
Maximum Building Coverage	50%
Maximum Impervious Coverage	75%

\*When on-lot sewer facilities are to be utilized, the minimum lot size may be increased by the Township Sewage Enforcement Officer or Department of Environmental Protection for factors relating to health and sanitation.