

**ARTICLE 10A - C-2, HIGHWAY COMMERCIAL DISTRICT****SECTION 1000A PURPOSE**

The C-2 District is designed primarily for commercial development with a view toward: serving the general convenience shopping or service needs of local neighborhoods and the residents of the Township as well as for the Route 3 West Chester Pike Corridor; providing areas which are nearby and accessible to such neighborhoods and residents; and which service the general motoring public; and establishing regulations to help ensure compatibility with adjacent residential uses.

**SECTION 1001A USE REGULATIONS**

A building may be erected, altered or used, and land may be used or occupied, subject to the provisions of Article 15 and Article 16, for any one or more the following uses and for no other:

**A. Permitted Principal Uses**

1. Shops and stores for the retail sale of such items as: antiques, books, beverages, dry goods, flowers and plants, foodstuffs, gifts, garden supplies, hardware, household appliances, jewelry, notions, periodicals, pharmaceuticals, stationery, tobacco, paint, wearing apparel and other like merchandise.
2. Personal services which are demonstrated to have limited impact on available infrastructure and resources, such as: dry-cleaning (counter-service only) shoe repair, tailor, dressmaker, photographer and travel agency. For other personal services, see Section 1001A.C.
3. Repair services such as shops for appliances, watches, bicycles, locks, and the like.
4. Shops for carpentry, woodworking, cabinet making, furniture and upholstery, electrical repair,

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metal working, blacksmithing, tinsmithing, and the like.

5. Establishments serving food or beverages such as restaurants, cafes, ice cream shops, provided however, that no such establishments shall be conducted wholly or partially as a drive-in or drive-through service establishment, providing service to customers in automobiles or service of food and/or drinks for immediate consumption outside the building in which the business is conducted.
6. Professional offices (excluding offices with on-site facilities for diagnosis, treatment or care) and banks without drive-through service.
7. Physical and arts education such as: facilities/studios for dance, art, drama, music, martial arts and similar uses, including health clubs with limited amenities (specifically excluding: locker rooms, cafes, pools, saunas, tennis/squash courts, basketball courts or racquetball courts or similar facilities).
8. Art galleries, libraries, and museums open to the public.
9. Community center, adult education center or similar facility.
10. Publishing, printing, lithography, bookbinding or similar establishment.
11. Municipal Use.

**B. Permitted Accessory Uses**

1. Accessory uses on the same lot and customarily incidental to the principal uses permitted in Section 1001A.A. herein.
2. Parking in accordance with Article 17.
3. Signs in accordance with Article 18.

**C. Conditional Uses (Refer to Article 21, Section 2112)**

1. The following uses and their related accessory uses, provided a satisfactory Environmental Impact Assessment Report is prepared, as set forth in Article 19, Section 1915.
  - a. Automobile service station, provided, however, a fuel pump, light standard, air tower, water outlet or similar installation of such a facility may be placed no closer than twenty-five (25) feet of the street line within the required front yard.
  - b. Drive-in banks; and Drive-in Service Places.
  - c. Automobile sales agency for the sales and/or service of automobiles, trucks, mobile and modular homes, boats and recreational vehicles.
  - d. Funeral home.
  - e. Club or lodge.
  - f. Child day care center.
  - g. Adult daily living center.
  - h. Commercial recreation, public or semi-public swimming pool and other similar facility.
  - i. Professional offices with on-site facilities for diagnosis, treatment or care.
  - j. Establishments serving food or beverages such as restaurants of the following types: drive-in service, drive-thru service and fast food.
  - k. Tavern.
  - l. Wagering and gambling establishment.
  - m. Personal Services which are demonstrated to

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have or pose a significant impact on existing infrastructure and resources and are not of the type permitted in Section 1001A, above, such as: dry-cleaning plant and laundromat.

**SECTION 1002A HEIGHT REGULATIONS**

The maximum height of buildings or other structures erected, enlarged or used in this district shall be thirty-five (35) feet, except that such height may be increased to a maximum of forty-five (45) feet, if for every one (1) foot of height in excess of thirty-five (35) feet, there shall be added to each yard requirement two (2) corresponding feet of width or depth.

**SECTION 1003A AREA AND BULK REGULATIONS**

- A. Lot Area - A lot area of not less than one (1) acre shall be provided for every principal building erected and used for any use(s) permitted in Section 1001A.A., or for uses approved under Section 1001A.C. herein.
- B. Lot Width at Building Line - A width of not less than one hundred fifty (150) feet at the building line shall be provided.
- C. Lot Width at Street Line - A lot width of not less than one hundred (100) feet at the street line shall be provided.
- D. Impervious Surface and Building Coverage - Not more than fifty (50) percent of the area of any lot shall be covered by impervious surfaces and not more than thirty (30) percent of the area of any lot shall be occupied by buildings.
- E. Depth of Front and Rear Yards - There shall be a front yard and a rear yard on each lot, neither having a depth of less than sixty (60) feet.
- F. Width of Side Yards - On each lot there shall be two (2) side yards having a minimum aggregate width of

sixty (60) feet, except for corner lots as provided below; and, neither side yard shall have a width of less than twenty-five (25) feet. On each corner lot there shall be two (2) front yards, both of which shall have a width of not less than sixty (60) feet.

#### **SECTION 1004A SCREENING AND LANDSCAPING REQUIREMENTS**

In addition to the screening and landscaping provisions of Article 17, Section 1707, related to screening at the street line and landscaping within parking lots, whenever a commercial lot abuts a residential lot, screen planting or fencing shall be required along the interior side of the rear and side yard lot lines as follows:

- A.** A buffer planting strip shall be provided. It shall be a minimum of fifteen (15) feet in width measured from the rear and side yard lot lines.
- B.** A buffer planting strip must be created of sufficient height and sufficient density to constitute a continuous visual buffer at the time of occupancy.
  - 1. When planting screens are employed, the effective height of the continuous visual buffer shall be no less than five (5) feet in height.
  - 2. The type of plant materials to be used shall be subject to review and approval by the Board of Supervisors upon the recommendations of the Planning Commission.
- C.** When fencing is employed, the effective height of the continuous visual buffer shall be no less than six (6) feet subject to the provisions of Article 19, Section 1902.
- D.** All screening and landscaping requirements shall be shown on a Landscaping Plan which shall be submitted to, and evaluated by, the Board of Supervisors and shall be in accordance with the requirements set forth in Article 19, Section 1917, and the Subdivision and Land Development Ordinance.

**SECTION 1005A ENVIRONMENTAL CONTROLS**

The provisions of Article 19, Section 1914 shall apply.

**SECTION 1006A VEHICULAR CONTROLS**

The provisions of Article 17 regarding Off-Street Parking and Loading shall apply.

**SECTION 1007A OUTDOOR STORAGE AND DISPLAY**

The provisions of Article 19, Section 1910 shall apply.

**SECTION 1008A APPROVAL PROCEDURE**

- A. Notwithstanding the procedure for review of Conditional Uses, whenever a subdivision or land development is proposed, all applicable regulations of the Edgmont Township Subdivision and Land Development Ordinance shall be followed.
- B. Whenever a building is proposed, all applications for Building Permits and/or Use and Occupancy Permits shall be accompanied by plans and other documents sufficient in detail to disclose conformance with the requirements of this Article and of this Ordinance. No permit shall be issued unless the Board of Supervisors has reviewed the plans and any other documents and find that the proposed use will conform to the requirements of all Township ordinances, and until the landowner or developer has entered into a Development Agreement with the Township.