

ARTICLE 10 - C-1, NEIGHBORHOOD COMMERCIAL DISTRICT

SECTION 1000 PURPOSE

The C-1 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; providing areas which are nearby and accessible to such neighborhoods and residents; ~~and~~ establishing regulations to help ensure compatibility with adjacent residential uses; and promoting more of a village-type character with small buildings in scale with and/or similar to those in historic Gradyville.

SECTION 1001 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 of the following uses and for no other:

- A.** Permitted Principal Uses for Buildings less than 10,000 square feet of building coverage
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 1001.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,

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. Business and professional offices (excluding offices with facilities for on-site diagnosis treatment or care) and banks without drive-through service.
7. Residential uses in existence on the date of the adoption of this Ordinance.
8. Art galleries, libraries, and museums open to the public.
9. Residential uses in conjunction with uses permitted or allowed under this Section, except for uses permitted under Subsection 1001.A.7., above.
10. Municipal Use.

B. Permitted Accessory Uses

1. Accessory uses on the same lot and customarily incidental to the principal uses permitted in Section 1001.A. herein.
2. Parking in accordance with Article 17, and Section 1006.
3. Signs in accordance with Article 18, and Section 1009.

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. Banks with drive-thru facilities.
 - c. Uses provided in Section 1001.A. in buildings of 10,000 square feet or greater of building coverage, in accordance with Section 1010.
2. 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).
 3. Personal Services which are demonstrated to have or pose a significant impact on existing infrastructure and resources and are not of the type permitted in Section 1001.A, above, such as: dry-cleaning plant and laundromat.
 4. Neighborhood shopping center limited to principal permitted uses allowed in Section 1001.A. and provided that all residential and office uses shall be permitted only on the second floor of a building.

SECTION 1002 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 1003 AREA AND BULK REGULATIONS

- A.** Lot Area - A lot area of not less than 40,000 square feet shall be provided for every principal building erected and used for any use(s) permitted in Section 1001.A., or for uses approved under Section 1001.C.
- B.** Lot Width at Building Line - A width of not less than one hundred thirty (130) 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 fifty (50) 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, each of which shall have a width of not less than fifty (50) feet.
- G.** Residential Uses.
 - 1. Residential uses permitted pursuant to Section 1001, above, shall comply with the setback requirements of this Section as well as those of Article 19.
 - 2. Residential uses permitted pursuant to Section 1001.A.9. shall only be permitted when established and/or constructed in connection with and as a part of a use permitted or allowed under Section 1001, above (except Section 1001.A.7). Such uses shall:

- a. Not exceed more than fifty (50) percent of the total floor area of the proposed development and further provided that each such residential area shall not be less than 750 square feet.
 - b. Be located above or connected to the side of the other permitted or allowed use, with separate ingress and egress to the outside, such that access to the residential use does not require entry in or through the other permitted or allowed use.
 - c. Comply with all Federal, State and local codes and regulations, together with such other conditions as may be reasonably imposed by the Township in order to protect and promote the health, safety and welfare of the occupants and the community.
3. The building coverage and impervious coverage related to residential uses shall be included in and counted toward the permissible building and impervious coverage allowed by this Section, when such uses are located on their own total or partial foundation.
 4. The provisions of this Subsection are not intended and shall not act to abrogate any other applicable provisions of the Township Zoning Ordinance. Provided, however, that in the event of a conflict or inconsistency between the provisions of this Subsection and any other provision of the Township Zoning Ordinance, the provisions of this Subsection shall govern.

SECTION 1004 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 without separation by a public street, screen planting or fencing (where

approved by the Township) shall be required along the abutting interior side(s) of the commercial 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 density to constitute a continuous visual buffer at the time of occupancy of proposed development.
 - 1. Planted screens shall be required as specified in Section 811.E.1. of the Township's Subdivision and Land Development Ordinance.
 - 2. The type of plant materials to be used shall be subject to review and approval by the Township.
 - 3. The applicant shall provide sufficient information concerning the species, location, size, and health of existing vegetation to allow the Township to make a determination as to the extent of existing vegetation to be maintained as part of the buffer planting strip.
 - 4. The applicant shall include section drawings as part of the required Landscape Plan, from any adjoining residence(s) to the closest parking area or structure on the site proposed for development so that the Township may determine the need for plantings to supplement the existing vegetation to be retained.
 - 5. The Township shall require plantings to supplement existing vegetation, whenever in the sole judgment of the Township, the same are required to satisfy the requirements of the Township Zoning Ordinance and the Township Subdivision and Land Development Ordinance.
- C. Where fencing is approved by the Township as part of the visual buffer, the effective height of the continuous visual buffer shall be no less than six (6) feet subject to the provisions of Article 19, Section

1004.C.

1008.B.

1902.

SECTION 1005 ENVIRONMENTAL CONTROLS

The provisions of Article 19, Section 1914 shall apply.

SECTION 1006 VEHICULAR CONTROLS

The provisions of Article 17 regarding Off-Street Parking and Loading shall apply, in addition to the following:

- A. Off-street parking shall be placed outside of public street rights-of-way and to the side or rear of principal buildings to the greatest extent possible to reduce the location of large expanses of parking in front of buildings.

SECTION 1007 OUTDOOR STORAGE AND DISPLAY

The provisions of Article 19, Section 1910 shall apply.

SECTION 1008 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.

SECTION 1009 SIGNS

The provisions of Article 18 shall apply, in addition to the following:

- A. Sign areas shall be downsized by 25% in the C-1 District, below what is required in Sections 1802.D.6., 1803.B.1., 1804.B., and 1805.B.

SECTION 1010 STANDARDS AND CRITERIA FOR USES WITH BUILDINGS OF 10,000 SQUARE FEET OR GREATER OF BUILDING COVERAGE

Whenever the total building coverage on a lot in the C-1 District is 10,000 square feet or greater, the following shall apply:

- A. No individual building shall exceed 20,000 square feet.
- B. If 10,000 square feet or greater of total building coverage is proposed, then separate buildings shall be constructed. Each separate building shall be forty (40) to sixty (60) feet from any other building. The space between buildings shall be designed as a pedestrian plaza or as a village streetscape.
- C. A pedestrian plaza shall comprise an area of at least 2,500 square feet. The pedestrian plaza shall include shade trees, planters, or planting beds, seating, and pavement of stone or unit masonry.
- D. A village streetscape shall have minimum twelve (12) foot wide sidewalks adjoining each building; eight (8) foot wide parking/drop-off/loading-unloading space adjoining each sidewalk; and vehicular access-ways straddling the center of the space between buildings. A village streetscape shall be landscaped with shade trees of at least three (3) inch caliper at thirty (30) foot intervals, within the sidewalk area.
- E. Building facades shall include architectural treatments such as recesses and projections, pilasters or columns, decorative or shop windows, awnings, arcades or porticos, balconies, and a variety of

1010.E.

1011.E.

surface materials to add visual interest and create a rich pedestrian scaled environment. All retail, business, or other commercial building facades facing a village streetscape or pedestrian plaza shall contain customer entrances.

- F. Roof treatments such as steep (1:1) and/or variable pitches, gables, dormers, turrets, towers, cupolas, and/or decorative parapets shall be utilized. In no case shall rooftop equipment be visible from onsite or offsite vantage points.
- G. Architectural drawings shall be submitted with and as part of any subdivision and/or land development application proposed pursuant to this Section to demonstrate compliance with subsections E and F above.

**SECTION 1011 ADDITIONAL STANDARDS AND CRITERIA FOR
NEIGHBORHOOD SHOPPING CENTER**

In order to maintain commercially viable development in keeping with the Township's desire to promote a mixed-use village character in the C-1 Neighborhood Commercial District, a Neighborhood Shopping Center shall comply with the following, in addition to the other requirements of Article 10 and the Township Zoning Ordinance:

- A. Minimum lot size shall be three (3) acres.
- B. Maximum building coverage shall be fifteen percent (15%) of the net tract area
- C. Maximum individual building coverage shall be 12,500 square feet.
- D. No structure shall be closer to an adjoining or adjacent residential property line than 25 feet; except when the lots are separated by a public street. Except as otherwise provided herein, the set back requirements of Section 1003 shall apply.
- E. Maximum habitable building square footage which may be provided in buildings above the ground floor is forty-five percent (45%) of the total gross floor area of the ground floor of the buildings.

F. Parking Requirements

1. Four (4) spaces shall be required for every 1,000 square feet of retail gross floor area, plus additional parking as required by Article 17 for any other proposed use.

G. Other Requirements:

1. A central pedestrian amenity such as an outdoor courtyard, promenade or plaza shall be provided, which shall include landscaping, seating, and pavement constructed of stone or unit masonry.
2. Parking located between any building and the street line may be located along the building or the street line, but shall in all cases be limited to a single bay in width. Additional parking shall be located to the sides and rear of buildings in accordance with Article 17.
3. Building facades shall be consistent with and preserve and promote existing historical character and shall include architectural treatments such as recesses and projections, pilasters or columns, decorative or shop windows, awnings, arcades or porticos, balconies and a variety of surface materials to add visual interest and create a rich pedestrian-scaled environment.
4. Roof treatments such as steep (1:1) and/or variable pitches, gables, dormers, turrets, towers, cupolas, and/or decorative parapets shall be utilized.
5. No rooftop equipment shall be visible from onsite or offsite vantage points.
6. Architectural drawings shall be submitted as part of the Conditional Use application to demonstrate compliance with subsections 3, 4, and 5 above.
7. Landscaping shall be required to complement sidewalk areas and storefronts.

1011.H.

1011.H.

- H.** In the event of a conflict between the provisions of Article 10, and the provisions of the Section 1011, the provisions of this Section 1011 shall be controlling.