

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, banks and automated teller machines (ATM).
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. Sidewalk sale and/or Flea Market, provided that such sale shall not take place more than eight (8) times per year for a period not to exceed four (4) days per sale.
3. Parking in accordance with Article 17, and Section 1006.

4. 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, laundromat, and hair salon.

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, both of which shall have a width of not less than sixty (60) 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, 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 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 of a building on a lot in the C-1 District is 10,000 square feet or greater, the following shall apply:

- A.** If 10,000 square feet or greater of building footprint is proposed, then separate buildings shall be constructed. Each separate building shall be sixty (60) feet from any other building.
- B.** No individual building shall exceed 20,000 square feet.
- C.** When separate buildings are constructed, the sixty (60) foot space between them shall be designed as a village streetscape and shall have twelve (12) foot sidewalks adjoining each building; eight (8) foot parking/drop-off/loading-unloading space adjoining each sidewalk; and ten (10) foot accessways straddling the center of sixty (60) foot space. This condition would typically result in the buildings facing one another, as would be the case in a typical main street or village streetscape.
- D.** The main street or village streetscape to be created under Section 1010.C. shall be landscaped with shade trees of at least three (3) inch caliper at thirty (30) foot intervals, within the required (12) foot side sidewalk area.
- E.** At least one centrally located pedestrian plaza shall be provided, whenever four (4) or more buildings are proposed. Such plaza shall comprise an area of at least 1,500 square feet. The pedestrian plaza shall include shade trees, planters, benches and plaza surfacing of flagstone or other similar unit pavers.
- F.** The building(s) shall have vertical bay treatments to reduce the mass of an otherwise horizontal, windowless box. The vertical treatments shall include such items as windows, columns, archways, porticos, and gabled roofs. The vertical bays shall be no more than twenty-four (24) feet in width. Any facade that is wider than twenty-four (24) feet shall have recesses or projections so that no one vertical section exceeds twenty-four (24) feet in width.

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- G.** All other Ordinance requirements shall be depicted on the plans at the time of application for Conditional Use approval.