

Article 15

C-L COMMERCIAL LIMITED DISTRICT

Section 1501. PURPOSE.

The purpose of the C-L Commercial Limited District is to provide reasonable standards for the provision of uses of a light commercial nature. The standards of this district are designed to minimize the number of access roads from major thoroughfares, to minimize traffic congestion, and to provide buffer yards and screen plantings where such uses adjoin residential districts.

Section 1502. PERMITTED USES.

A building may be erected or used and a lot may be used or occupied for any of the following uses:

- A. Residential use. Dwellings other than multi-family and single-family attached, in existence at the time of the adoption of this Chapter, may be continued pursuant to the rule governing non-conforming uses.
- B. Single-family attached dwellings in existence at the time of adoption of this ordinance.
- C. Multi-family dwelling.
- D. Boarding house *; Bed and breakfast
- E. Restaurants
- F. Bars and Taverns
- G. Business, government or professional offices and office complexes.
- H. Offices for non-profit, social, fraternal, religious, political or civic organizations.
- I. Banks, credit unions, brokerages and other financial service offices.
- J. Health services, including medical and dental clinics and laboratories; offices of licensed practitioners of the healing arts. *
- K. Commercial Health Club
- L. Studios for instruction in music, arts, science, radio, and television.
- M. Shopping center and shopping mall
- N. Retail establishments, including but not limited to, those selling pharmaceuticals, clothing, dry goods, furniture, groceries and baked goods provided that any goods made on the premises must be sold only on the premises.
- O. Personal services including, but not limited to, barber shops, beauty shops, tailor shops, dry cleaning and laundry establishments, car washes, minor equipment repair or service shops which are not primarily manufacturing in nature.
- P. Veterinary hospitals. *

- Q. Veterinary services
- R. Convenience store.
- S. Child day care center. *
- T. Group child day care home.
- U. Churches, places of worship.
- V. Libraries.
- W. Commercial recreation areas/facilities (Indoor). *
- X. Municipal recreation areas and facilities.
- Y. Municipal buildings.
- Z. No impact, home-based business.
- AA. Public utility facilities.
- BB. Telecommunication Antennas (not exceeding twenty (20) feet in height). *
- CC. Funeral Home
- DD. Timber harvesting. *
- EE. Accessory use on the same lot with and customarily incidental to any of the above permitted uses.

An * indicates that additional regulations found in Article 19 apply.

Section 1503. CONDITIONAL USES.

The following conditional uses and no other may be allowed by the Township Board of Commissioners after recommendation by the Planning Commission, pursuant to the express standards and criteria set forth in Article 23 and Article 24.

- A. Conversion Apartments.
- B. Telecommunication Antennas (greater than twenty (20) feet in height).
- C. Telecommunication Towers

Section 1504. BUILDING HEIGHT LIMIT.

No building shall be erected to a height in excess of forty (40) feet; provided, however, that the height limit may be increased one (1) foot for each additional foot that each and every setback exceeds the minimum required.

Section 1505. LOT AREA AND WIDTH REQUIREMENTS.

- A. Non-residential - the lot area shall be not less than ten thousand (10,000) square feet and lot width shall be not less than one hundred (100) feet measured at the

required minimum building setback line.

- B. Residential - all lots must be served by both public water and public sewer. Lot width shall not be less than ninety (90) feet measured at the required minimum building setback line. The lot area shall be:

7,000 sq.ft. – Two (2) dwelling units

9,000 sq. ft. - Three (3) dwelling units

12,000 sq. ft. - Four (4) dwelling units

1,800 sq. ft. - Each additional permitted dwelling unit

Section 1506. LOT COVERAGE.

No more than seventy five (75) percent of the area of the lot shall be covered by buildings, structures and other impervious surfaces. For single family attached dwellings, no more than fifty (50) percent of the area of the lot shall be covered by buildings, structures and other impervious surfaces. For multi-family dwellings, no more that forty-five (45) percent of the lot shall be covered by buildings, structures and other impervious surfaces

Section 1507. MINIMUM SETBACKS FOR NON-RESIDENTIAL USES.

- A. Front - thirty (30) feet
- B. Side - ten (10) feet each
- C. Rear - thirty (30) feet

Section 1508. MINIMUM SETBACKS FOR RESIDENTIAL USES.

- A. Front - twenty five (25) feet
- B. Side - ten (10) feet each
- C. Rear - twenty-five (25) feet

Section 1509. OFF-STREET PARKING.

Off-street parking shall be provided in accordance with the Article 21 of this Ordinance.

Section 1510. ADJOINING BUILDINGS.

In the case of a series of adjoining buildings or structures abutting and paralleling a public right-of-way, an open and unobstructed stabilized passage of at least twenty (20) feet in width shall be provided at grade level at intervals of not more than four hundred (400) feet. Common walls shall not be permitted between properties of separate ownership.

Section 1511. SIGNS.

Signs shall conform to the requirements of Article 20 of this Ordinance

Section 1512. BUFFERS AND SCREENING.

Buffer yards and screening shall be provided in accordance with the development standards outlined in Section 1901.B of this Ordinance.