

Article 17

CPL COMMERCIAL PARK LIMITED DISTRICT

Section 1701. PURPOSE.

The purpose of the CPL Commercial Park Limited District is to provide a suitable environment for certain types of commercial uses which can be located adjacent to other commercial and industrial uses without undue harmful effects. This district is intended to be limited to uses which cause minimal air pollution, noise, glare, heat, vibration, and fire and safety hazards.

Section 1702. 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. For dwellings in existence at the time of the adoption of this Chapter, any residential use may be continued pursuant to the rule governing non-conforming uses. After the adoption of this Chapter, no new residential uses shall be permitted.
- B. Hotel and motels.
- C. Restaurants.
- D. Business, government or professional offices and office complexes.
- E. Offices for non-profit, social, fraternal, religious, political or civic organizations.
- F. Banks, credit unions, brokerages and other financial service offices.
- G. Health services, including medical and dental clinics and laboratories; offices of licensed practitioners of the healing arts. *
- H. Commercial health club
- I. Shopping center and shopping malls.
- J. 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.
- K. 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.
- L. Public or private off-street parking lots.
- M. Automobile service stations. *
- N. Convenience stores.
- O. Child Day Care Center. *
- P. Group Child Day Care Home.

- Q. Schools, public and private; colleges and universities.
- R. Churches; places of worship.
- S. Commercial recreation areas and facilities. *
- T. Theaters and assembly halls.
- U. Libraries.
- V. Municipal recreation areas and facilities.
- W. Municipal buildings.
- X. Public utility facilities.
- Y. Telecommunication antenna. *
- Z. Timber harvesting. *
- AA. 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 1703. CONDITIONAL USES.

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

- A. Telecommunication Towers.
- B. Heliport.
- C. Helistop.

Section 1704. HEIGHT REGULATIONS.

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 1705. LOT AREA AND WIDTH REQUIREMENTS.

None, except that each permitted use shall provide adequate off-street parking space for loading and unloading of all vehicles incidental to the use and for parking of employees' and clients' automobiles or vehicles.

Section 1706. LOT COVERAGE.

No more than seventy (70) percent of the area of the lot shall be covered by buildings, structures and other impervious surfaces.

Section 1707. MINIMUM SETBACKS.

- A. Front– fifty (50) feet.
- B. Side - the side setbacks for any building not exceeding forty (40) feet in height shall be not less than fifteen (15) feet each, except where a side yard is adjacent to a residential zone, the side setback shall be not less than twenty-five (25) feet. These required minimums shall be increased by one (1) foot for each side yard for every ten (10) feet or portion thereof by which a building exceeds forty (40) feet in height.
- C. Rear - thirty (30) feet.

Section 1708. BUFFERS AND SCREENING.

Buffer yards and screening shall be required in accordance with Section 1901.B of this Ordinance.

Section 1709. SIGNS.

Sign shall conform to the requirements of Article 20 of this Ordinance.

Section 1710. OFF-STREET PARKING.

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