

## Chapter 415. Zoning

### Article II. Zone Regulations

#### § 415-23. Highway Commercial Zone (C-3).

- A. Purpose. This zone provides suitable locations for highway-oriented retail, service and entertainment businesses. The uses often involve outdoor activities and/or storage areas, like automobile, boat and trailer sales, and service establishments. The uses provided in this zone are meant to serve local residents, as well as those motorists passing through the Township. Access to these areas is provided by adjoining major roads. Specific setbacks are imposed upon outdoor storage areas to protect adjoining properties, and landscaping requirements should help to create an attractive site appearance. Finally, certain design incentives are provided for integrated uses that share access, parking, loading, signage, etc.
- B. Permitted uses.  
[Amended 5-25-2016 by Ord. No. 3-2016]
- (1) Offices;
  - (2) Banks and similar financial institutions;
  - (3) Restaurants and taverns (including drive-through and fast-food restaurants, but not including nightclubs);
  - (4) Retail sale of goods and services, including, but not limited to, auto parts stores, without installation;
  - (5) Communications antennas, towers and equipment (see § **415-86**).
  - (6) Hotels, motels and similar lodging facilities;
  - (7) Indoor theaters and auditoriums;
  - (8) Shops for contractors of plumbing, heating, air conditioning, electrical, roofing, flooring, glass and windows, insulation, carpentry and cabinet-making, and other structural components of buildings;
  - (9) Public uses and public utilities structures, excluding communications antennas, towers, and equipment;
  - (10) Public, private and commercial schools (excluding vocational and mechanical trade schools);
  - (11) Dry cleaners, laundries and laundromats;
  - (12) Churches and related uses;
  - (13) Funeral homes, mortuaries and crematoriums;

- (14) Indoor commercial recreation uses, such as billiard or pool parlors, bowling alleys, indoor pools and skating rinks, but excluding amusement arcades;
- (15) Health and fitness clubs, subject to the following criteria:
- (a) Off-street parking shall be provided as required by the combination of elements comprising the health club, including accessory uses;
  - (b) All outdoor recreation facilities shall be set back at least 50 feet from the street right-of-way line and 25 feet from all other lot lines and 100 feet from any residentially zoned properties;
  - (c) Any accessory eating or retail use shall not be directly accessible without passing through the main clubhouse building; and
  - (d) The applicant shall furnish expert evidence that all lighting of outdoor recreation areas has been arranged to prevent glare on adjoining properties and streets.
- (16) Commercial day-care facilities, subject to the following:
- (a) An outdoor play area shall be provided at a rate of 65 square feet per individual enrolled. Off-street parking compounds shall not be used as outdoor play areas. Outdoor play areas shall not be located within the front yard. Additionally, outdoor play areas shall be located and designed so as not to disrupt normal activities of adjoining uses permitted within the zone and/or neighborhood. Outdoor play areas shall be completely enclosed by a minimum four-foot-high fence and screened from adjoining residentially zoned properties. Any vegetative materials located within the outdoor play areas shall be of a nonharmful type (not poisonous, thorny, allergenic, etc.). All outdoor play areas must provide a means of shade, such as a shade tree(s) or pavilion(s);
  - (b) Enrollment shall be defined as the largest number of persons and/or children under day-care supervision at any one time during a seven-day period;
  - (c) Passenger dropoff and pickup areas shall be provided on site and arranged so that the passengers do not have to cross traffic lanes on or adjacent to the site;
  - (d) One off-street parking space shall be provided for each six persons enrolled; and
  - (e) All commercial day-care facilities shall obtain and maintain proper licensure from the Commonwealth of Pennsylvania.
- (17) Forestry activities (see § **415-74**);
- (18) Amusement arcades (see § **415-52**);
- (19) Automobile filling stations (including minor incidental repair) (see § **415-55**), provided that an automobile filling station that primarily serves tractor-trailer trucks shall not be allowed;
- (20) Automobile, service and repair facilities, including, but not limited to, auto mechanics, drive-through lubrication services and tire, auto paint, brake, muffler, transmission, windshield, auto body, car radio, and upholstery shops (see § **415-54**), provided that an automobile filling station that primarily serves tractor-trailer trucks shall not be allowed;
- (21) Car washes (see § **415-57**);
- (22) Commercial recreation facilities (see § **415-59**);
- (23) Drive-through and/or fast-food restaurants (see § **415-60**);

(24) Farmers and/or flea markets (see § 415-62);

(25) Medical marijuana dispensary, subject to compliance with all Pennsylvania statutory laws and regulations and zoning and land use requirements and other laws of the Township.  
[Added 5-10-2017 by Ord. No. 4-2017]

(26) Mini warehouses (see § 415-65); and

(27) Accessory uses customarily incidental to the above permitted uses.

C. Conditional uses. (Subject to the requirements listed in § 415-147 of this chapter.)

(1) Nightclubs (see § 415-100);

(2) Shopping centers or malls involving any use permitted in this zone (see § 415-109);

(3) Bus, boat, farm and excavation machinery, mobile home, and trailer sales (see § 415-118);

(4) Bus, boat, motorcycle, snowmobile, trailer, truck, farm and excavation machinery, and mobile home service and repair facilities (see § 415-119);

(5) Communications antennas, towers and equipment (see § 415-86); and  
[Added 9-24-2014 by Ord. No. 5-2014]

(6) Automobile sales and automobile sales storage facility (see § 415-113).  
[Added 5-25-2016 by Ord. No. 3-2016]

D. Lot area, lot width and lot coverage requirements. See the following table.

Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Lot Coverage (percent)
15,000	100	60% <sup>1</sup>

NOTE:

<sup>1</sup> Lot coverage can be increased subject to the requirements of § 415-48 of this chapter.

E. Required public utilities. All uses permitted within this zone where actual or projected sewage flows equal or exceed 1125 gallons/day shall require the use of public sewer and public water.

F. Minimum setback requirements.

(1) Front yard setback.

Use	Required Front Yard Setback from Local Road (feet)	Required Front Yard Setback from Collector Road (feet)	Required Front Yard Setback from Arterial Road (feet)
Buildings and structures, excluding signs	35	45	45
Off-street parking	20	30	30
Off-street loading	Not permitted in front yard	Not permitted in front yard	Not permitted in front yard
Outdoor storage areas	Not permitted in front yard	Not permitted in front yard	Not permitted in front yard

Use	Required Front Yard Setback from Local Road (feet)	Required Front Yard Setback from Collector Road (feet)	Required Front Yard Setback from Arterial Road (feet)
Outdoor display areas	20	30	30

NOTE:

Properties within this zone are also subject to required setbacks from the Carlisle Pike listed in § **415-34C** of this chapter.

- (2) Side yard setbacks. All buildings and structures shall be set back at least 15 feet from the side lot lines. Off-street parking lots, loading areas, and outdoor storage areas shall be set back at least 10 feet from the side lot lines, unless joint parking facilities are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking and/or loading facilities.
  - (3) Rear yard setback. All buildings, structures, off-street parking lots, loading areas, and outdoor storage areas shall be set back at least 20 feet from the rear lot line.
  - (4) Building separation setbacks. For multiple buildings contained on the same lot, there shall be provided a minimum of 25 feet between the closest points of such buildings.
  - (5) Residential buffer strip. Any lot adjoining land within a residential zone shall maintain a thirty-five-foot setback for nonresidential buildings, structures, off-street parking lots, loading areas, and outdoor storage areas from the residentially zoned parcels. Such areas shall be used for a landscape strip and screen.
- G. Maximum permitted height: 35 feet.
  - H. Signs. Signs shall be permitted as specified in § **415-44** of this chapter.
  - I. Screening. A visual screen must be provided along any adjoining lands within a residential zone, by whoever is the latter to develop the land.
  - J. Landscaping. Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings.
  - K. Waste products. Dumpsters may be permitted within the side or rear yard, provided that such dumpsters are screened from any adjoining roads or properties. All dumpsters shall be set back a minimum of 25 feet from all lot lines and 50 feet from any adjoining residentially zoned properties and shall be completely contained within a masonry or fenced enclosure equipped with a self-latching gate. All uses shall comply with § **415-33D** of this chapter.
  - L. Commercial operations standards. All commercial operations shall be in compliance with any Commonwealth of Pennsylvania and/or federal government regulations, as required by the most recent regulations made available from these governmental bodies.
  - M. Outdoor storage and display. Within this zone, outdoor storage is permitted, provided all outdoor storage areas are screened from adjoining roads and properties and the outdoor storage areas comply with the setbacks imposed within this section. Outdoor display areas need not be screened from adjoining roads if they are located within the front yard.
  - N. All uses permitted within this zone shall also comply with all applicable general provisions in Article III of this chapter.

