

ARTICLE XII
C - COMMERCIAL DISTRICTS

1200. Purpose

The purpose of the Commercial District is to provide opportunities for varied commercial and professional office development on the community level, and in areas set apart from more intensive regional commercial and industrial uses.

1201. C-1 COMMERCIAL – LIGHT DISTRICT

1201.(1) Permitted Uses, Subject to Article XVI

In a Commercial-Light District, no building or premises shall be used and no building erected, which is arranged, intended or designed to be used in whole or in part, for any purpose except those listed below. All such uses shall comply with Article XVI herein, and be required to obtain Land Development Plan approval in accordance with the South Middleton Township Subdivision and Land Development Ordinance.

- (a.) Business and Personal Services.
- (b.) Repair Services.
- (c.) Retail Businesses.
- (d.) Professional Offices.
- (e.) Restaurants.
- (f.) Medical and Dental Clinical Facilities.
- (g.) Commercial Day-Care
- (h.) Essential Services.
- (i.) Greenways and Trails.
- (j.) Churches or similar Places of Worship
- (k.) Schools
- (l.) Municipal Buildings and Services.
- (m.) Accessory Uses customarily incidental to the permitted use.
- (n.) Replacement, collocations or modifications of wireless telecommunication facilities or support structures where such facilities or structures do not create a substantial change or substantially change the physical dimensions of the wireless telecommunications support structure and where such have been previously granted zoning approval.
- (o.) Small Wireless Facilities.

1201.(2) Conditional Uses subject to Article XVI and Article XX

- (a.) Neighborhood Commercial Centers - defined as any group of permitted uses in Section 1201(1) above and/or conditional uses in this Section, planned and designed as a common commercial entity with commercial units located either in single or multiple buildings, pursuant to the provisions of Section 1613 and subject to the following requirements:

- (i.) The maximum gross floor area of any single building or group of buildings within the commercial center shall not exceed 100,000 square feet.
- (ii.) Only one commercial unit of between 10,001 and 45,000
 - a. square feet (anchor tenant) shall be permitted within the entire Neighborhood Commercial Center.
- (iii.) Any buildings with multiple commercial units may have either the anchor tenant commercial unit between 10,001 and 45,000 square feet and one additional commercial unit of up to 10,000 square feet; or not more than two commercial units of up to 10,000 square feet each.
- (iv.) Except as set forth in Sections 1201(2)(a)(ii) and (iii) above, all other commercial units shall not exceed 5,000 square feet.

- (b.) Taverns and Nightclubs
- (c.) Boarding Houses
- (d.) Hospitals, Nursing, or Convalescent Homes
- (e.) Life Care Communities
- (f.) Social and Fraternal Organizations and Lodges
- (g.) Automobile Sales/Repair/Service/Washing/Tire Sales
- (h.) Convenience Stores with gasoline sales.
- (i.) Mortuaries.
- (j.) Indoor Recreation Facilities.
- (k.) Innovative Design Development
- (l.) Personal Stand-Alone Wind Turbines
- (m.) Hotels and Motels

1201.(3) Lot and Area Requirements

- (a.) Minimum Lot Size.....25,000 square feet
- (b.) Minimum lot Width.....100 feet
- (c.) Minimum Front Yard.....50 feet
- (d.) Minimum Side Yard
 - (i.) Abutting any Non-Residential Use or District15 feet
 - (ii.) Abutting any Residential Use or District.....30 feet
(See also Section 1602)
- (e.) Rear Yard
 - (i.) Abutting any Non-Residential Use or District20 feet
 - (ii.) Abutting any Residential Use or District.....50 feet

1201.(4) General Requirements for all uses

- (a.) Maximum Gross Floor Area (single unit).....45,000 square feet (See also Section 1201(2)(a))
- (b.) Maximum Building Coverage.....40%
- (c.) Impervious Area (maximum including buildings).....60%
- (d.) Maximum Building Height.....40 feet
- (e.) Off-Street Parking as required by Article XVIII.
- (f.) No side yard shall be required when two or more commercial uses adjoin side to side provided that mutual agreement in writing by the two or more adjoining property owners is recorded at the Recorder of Deeds' Office of Cumberland County; and provided that there is an improved vehicular access of at least twenty (20) feet in width through an open and unobstructed passage at grade level at intervals not more than four hundred (400) feet apart from a street to all yards of the lot. The Board of Supervisors may modify this four hundred-foot interval.

1201.(5) Additional Use Standards

- (a.) Parking, loading, or service areas used by motor vehicles shall be physically separated from all streets by a suitable barrier against unchanneled motor vehicle access or egress. The roads, driveways, parking areas and walks shall be paved and maintained in good condition with hard surface materials.
- (b.) All access roads or driveways shall be located not less than forty (40) feet from the intersection of any street right-of- way lines, and shall be designed in a manner conducive to safe ingress and egress.
- (c.) Nighttime illumination will be required in all parking areas. Illumination shall be by some means other than floodlighting.
- (d.) When lot lines of a property proposed for non-residential use lie within 35 feet of any Residential District boundary or any lot in residential use, any illumination shall be arranged so there will be no glare of lights toward such lot or district boundary line.
- (e.) The applicant shall comply with the applicable requirements of Section 1607 regarding landscaping and screening.
- (f.) All uses and storage accessory thereto except customer and employee parking, loading areas and public utility structures, and Outdoor Seating and Dining and Outdoor Retail Sales and Displays shall be conducted within completely enclosed buildings.
- (g.) Those portions of buildings which face a street or residentially zoned property shall be constructed of brick, stone, masonry or other similar material, and shall have heating, ventilating, air conditioning and other similar mechanical appurtenances screened from view. Such requirements shall not be applicable where the buildings are totally screened from view from adjoining street or residentially zoned property or residential uses by topography, mounds, walls, or evergreen vegetation.

(h.) Outdoor Seating and Dining and Outdoor Retail Sales and Displays shall be subject to Article XVI.

1201.(6) Prohibited Uses

The following uses are expressly prohibited in the Commercial-Light District:

- (a.) Residences;
- (b.) Junkyards;
- (c.) Automobile Wrecking.

1202. C-2 COMMERCIAL – GENERAL DISTRICT

1202.(1) Permitted Uses, Subject to Article XVI

In a Commercial District, no building or premises shall be used and no building shall be erected, which is arranged, intended or designed to be used in whole or in part, for any purpose except those listed below. All such uses shall comply with Article XVI herein, and be required to obtain Land Development Plan approval in accordance with the South Middleton Township Subdivision and Land Development Ordinance.

- (a.) Retail Businesses.
- (b.) Professional Offices.
- (c.) Business and Personal Services.
- (d.) Repair Services.
- (e.) Commercial Day-Care
- (f.) Medical or Dental Clinical Facilities.
- (g.) Hospitals
- (h.) Restaurants.
- (i.) Taverns and Nightclubs
- (j.) Greenways and Trails.
- (k.) Municipal Buildings and Services.
- (l.) Indoor Recreational Facilities.
- (m.) Animal Hospitals.
- (n.) Essential Services
- (o.) Accessory uses and buildings customarily incidental to the permitted uses.
- (p.) Replacement, collocations, or modifications of wireless telecommunication facilities or support structures where such facilities or structures do not create a substantial change or substantially change the physical dimensions of the wireless telecommunications support structure.
- (q.) Small Wireless Facilities.
- (r.) Schools

1202.(2) Conditional Uses, Subject to Article XVI and Article XX

- (a.) Community Commercial Centers – defined as a group or any permitted uses in Section 1201 above and/or conditional uses in this Section, planned and designed as a common commercial entity with commercial units planned and designed to be located either in single or multiple buildings, pursuant to the provisions of Section 1613 defined herein.
- (b.) Churches and similar Places of Worship.
- (c.) Social and Fraternal Organizations and Lodges
- (d.) Nursing or Convalescent Homes.
- (e.) Mini-Storage/Self-Storage Facility.
- (f.) Automobile Sales/Repair/Service/Washing/Tire Sales
- (g.) Convenience Stores with gasoline sales.
- (h.) Hotels and Motels.
- (i.) Mortuaries
- (j.) Airports
- (k.) Indoor storage facilities
- (l.) Personal Stand-Alone Wind Turbines.
- (m.) Innovative Design Development.
- (n.) Outdoor Recreational Facilities.

1202.(3) Lot and Area Requirements

Minimum Lot Area and Related Requirements

(a.) Public Sewer

- (i.) Lot Size.....25,000 square feet
- (ii.) Lot Width.....100 feet
- (iii.) Front Yard.....50 feet
- (iv.) Side Yard
 - (1.) Abutting any Non-Residential Use or District15 feet
 - (2.) Abutting any Residential Use or District.....30 feet
(See also Section 1602)

(v.) Rear Yard

- (1.) Abutting any Non-Residential Use or District ...20 feet
- (2.) Abutting any Residential Use or District.....50 feet

(b.) On-Site Sewer

- (i.) Lot Size.....61,000 square feet
- (ii.) Lot Width.....180 feet
- (iii.) Front Yard.....80 feet

- (iv.) Side Yard
 - (1.) Abutting any Non-Residential Use or District15 feet
 - (2.) Abutting any Residential District or Use.....60 feet
(See also Section 1602)
- (v.) Rear Yard
 - (1.) Abutting any Non-Residential Use or District ...20 feet
 - (2.) Abutting any Residential Use or District.....100 feet

1202.(4) General Requirements for all uses

- (a.) Building Coverage (maximum permitted).....40%
- (b.) Impervious Area (maximum including buildings).....60%
- (c.) Building Height (maximum permitted).....40 feet
- (d.) Off-Street Parking as required by Article XVIII.
- (e.) No side yard shall be required when two or more commercial uses adjoin side to side provided that mutual agreement in writing by the two or more adjoining property owners is recorded at the Recorder of Deeds' Office of Cumberland County; and provided that there is an improved vehicular access of at least twenty (20) feet in width through an open and unobstructed passage at grade level at intervals not more than four hundred (400) feet apart from a street to all yards of the lot. The Board of Supervisors may modify this four hundred-foot internal.
- (f.) All uses and storage accessory thereto except customer and employee parking, loading areas and public utility structures shall be conducted within completely enclosed buildings.

1202.(5) Additional Use Standards

- (a.) Parking, loading, or service areas used by motor vehicles shall be physically separated from all streets by a suitable barrier against unchanneled motor vehicle access or egress. The roads, driveways, parking areas and walks shall be paved and maintained in good condition with hard surface materials.
- (b.) All access roads or driveways shall be located not less than forty (40) feet from the intersection of any street right-of-way lines, and shall be designed in a manner conducive to safe ingress and egress.
- (c.) Nighttime illumination will be required in all parking areas. Illumination shall be by some means other than floodlighting.
- (d.) When lot lines of a property proposed for non-residential use lie within 35 feet of any Residential District boundary or any lot in residential use, any illumination shall be arranged so there will be no glare of lights toward such lot or district boundary line.
- (e.) The applicant shall comply with the applicable requirements of Section 1607 regarding landscaping and screening.

- (f.) All uses and storage accessory thereto except customer and employee parking, loading areas and public utility structures, and Outdoor Seating and Dining and Outdoor Retail Sales and Displays shall be conducted within completely enclosed buildings.
- (g.) Outdoor Seating and Dining and Outdoor Retail Sales and Displays shall be subject to Article XVI.

1202.(6) Prohibited Uses

The following uses are expressly prohibited in the Commercial-General District:

- (a.) Residences
- (b.) Junkyards
- (c.) Heavy Industrial Uses
- (d.) Travel Plazas
- (e.) Truck Terminals/Warehousing/Distribution
- (f.) Automobile Wrecking

1203. AD – AIRPORT DEVELOPMENT DISTRICT

1203.(1) Permitted Uses, Subject to Article XVI

In an Airport Development District, no building or premises shall be used and no building shall be erected, which is arranged, intended or designed to be used in whole or in part, for any purpose except those listed below. All such uses shall comply with Article XVI herein, and be required to obtain Land Development Plan approval in accordance with the South Middleton Township Subdivision and Land Development Ordinance.

- (a.) Airports/Heliports including aircraft storage and maintenance, equipment sales and service and related support facilities, including but not limited to storage, sale and installation of aircraft parts, storage dispensing of aviation fuel, control tower, and associated uses, hangars, training/classes/schools associated with flight training, passenger terminal, restaurant and parking facilities, and emergency medical services to include on site living quarters.
- (b.) Municipal Owned Airport Commercial Centers - defined as a group or any permitted uses in Section 1203 above and/or conditional uses in this Section, planned and designed as a common commercial entity with commercial units planned and designed to be located either in single or multiple buildings, pursuant to the provisions of Section 1613 defined herein.
- (c.) Retail Businesses.
- (d.) Professional Offices.
- (e.) Business and Personal Services.
- (f.) Repair Services.
- (g.) Restaurants.

- (h.) Taverns and Nightclubs
- (i.) Greenways and Trails.
- (j.) Municipal Buildings and Services.
- (k.) Essential Services
- (l.) Accessory uses and buildings customarily incidental to the permitted uses.
- (m.) Mini-Storage/Self-Storage Facility
- (n.) Indoor storage facilities
- (o.) Small Wireless Facilities.

1203.(2) Conditional Uses, Article XVI and Article XX

- (a.) Privately Owned Airport Commercial Centers – defined as a group or any permitted uses in Section 1203 above and/or conditional uses in this Section, planned and designed as a common commercial entity with commercial units planned and designed to be located either in single or multiple buildings, pursuant to the provisions of Section 1613 defined herein.
- (b.) Convenience Stores with gasoline sales.
- (c.) Hotels and Motels
- (d.) Manufacturing, assembling, converting, finishing, and processing activities of a light industrial nature including:
 - i. Agricultural, food and kindred products
 - ii. Furniture and fixtures
 - iii. Printing, publishing, and allied industries
 - iv. Pharmaceutical, medicinal, drug and biological products
 - v. Textile mill and apparel products
 - vi. Professional, scientific and controlling instruments; photographic and optical goods
 - vii. Canvas products made of purchased canvas
 - viii. Fabricated metal products and metal working
 - ix. Woodworking, cabinets, and handicraft products
 - x. Electronics and small parts assembly
 - xi. Mills and Lumberyards
 - xii. Machinery and Equipment
 - xiii. Plastics Molding
 - xiv. Tool and Die
- (e.) Wireless Telecommunications Facilities
- (f.) Wind Energy Facilities

1203.(3) Lot and Area Requirements

Minimum Lot Area and Related Requirements

(a.)Public Sewer

- (i.) Lot Size.....25,000 square feet
- (ii.) Lot Width.....100 feet
- (iii.) Front Yard.....50 feet
- (iv.) Side Yard
 - (1.)Abutting any Non-Residential Use or District ...15 feet
 - (2.)Abutting any Residential Use or District.....30 feet
(See also Section 1602)

(v.) Rear Yard

- (1.)Abutting any Non-Residential Use or District ...20 feet
- (2.)Abutting any Residential Use or District.....50 feet

(b.)On-Site Sewer

- (i.) Lot Size.....,61,000 square feet
- (ii.) Lot Width.....180 feet
- (iii.) Front Yard.....80 feet
- (iv.) Side Yard
 - (1.)Abutting any Non-Residential Use or District15 feet
 - (2.)Abutting any Residential District or Use.....60 feet
(See also Section 1602)

(v.) Rear Yard

- (1.)Abutting any Non-Residential Use or District ...20 feet
- (2.)Abutting any Residential Use or District.....100 feet

1203.(4) General Requirements for all uses

- (a.)Building Coverage (maximum permitted).....40%
- (b.)Impervious Area (maximum including buildings).....60%
- (c.)Building Height (maximum permitted).....40 feet
- (d.)Off-Street Parking as required by Article XVIII.
- (e.)No side yard shall be required when two or more commercial uses adjoin side to side provided that mutual agreement in writing by the two or more adjoining property owners is recorded at the Recorder of Deeds' Office of Cumberland County; and provided that there is an improved vehicular access of at least twenty (20) feet in width through an open and unobstructed passage at grade level at intervals not more than four hundred (400) feet apart from a street to all yards of the lot. The Board of Supervisors may modify this four hundred-foot interval.

1203.(5) Additional Use Standards

- (a.) Parking, loading, or service areas used by motor vehicles shall be physically separated from all streets by a suitable barrier against unchanneled motor vehicle access or egress. The roads, driveways, parking areas and walks shall be paved and maintained in good condition with hard surface materials.
- (b.) All access roads or driveways shall be located not less than forty (40) feet from the intersection of any street right-of-way lines, and shall be designed in a manner conducive to safe ingress and egress.
- (c.) All outside lighting, including sign lighting, shall be directed in such a way so as not to create a nuisance or hazard to aircraft or users or occupants of adjoining streets and property or subject them to direct glare or hazardous interference of any kind, especially with regard to impairing the visibility of traffic signals and/or airport operations
- (d.) Nighttime illumination will be required in all parking areas. Illumination shall be by some means other than floodlighting.
- (e.) When lot lines of a property proposed for non-residential use lie within 35 feet of any Residential District boundary or any lot in residential use, any illumination shall be arranged so there will be no glare of lights toward such lot or district boundary line.
- (f.) The applicant shall comply with the applicable requirements of Section 1607 regarding landscaping and screening.
- (g.) All uses and storage accessory thereto except customer and employee parking, loading areas and public utility structures other than uses associated with the airport operation and parking of airport shall be conducted within completely enclosed buildings.

1203.(6) Prohibited Uses

The following uses are expressly prohibited in the Airport Development District:

- (a.) Residences, except as otherwise allowed
- (b.) Junkyards
- (c.) Heavy Industrial Uses
- (d.) Travel Plazas
- (e.) Truck Terminals/Warehousing/Distribution
- (f.) Automobile Wrecking