

(2) Means of ingress and egress shall be established and clearly marked. Where both an automobile laundry and an auto service facility are in joint operation, separate means of ingress and egress shall be required for each facility.

(3) If additional acceleration or deceleration lanes are deemed necessary by the township or the Pennsylvania Department of Transportation, the developer shall be responsible for providing the necessary right-of-way and the cost of constructing such facilities.

(C) *Drive-in restaurant.*

(1) Points of vehicular ingress and egress shall be clearly delineated. The angle and siting of driveway intersections with adjacent thoroughfares shall be based upon safe traffic movements and shall be approved only following a positive report from the Township Engineer.

(2) A fence or wall of at least 36 inches in height shall be erected along all abutting properties. Said fence or wall shall be protected from potential damage from vehicles by means of properly installed freeway-type metal bumper guards or equal protective measures approved by the Township Supervisors.

(3) Provisions shall be established and maintained on a continuing basis to control and eliminate litter on, and adjacent to, the site.

(2003 Code, § 170-26) (Ord. 2-93, passed 5-4-1993)

§ 153.138 LOT, AREA AND DIMENSIONAL REQUIREMENTS.

The following requirements shall apply in C-1 Light Commercial Districts.

<i>Lot, Area and Dimensional Requirements</i>							
<i>C-1 Light Commercial Districts</i>							
<i>Use Category</i>	<i>Minimum Lot Area (acres)</i>	<i>Minimum Lot Width (feet)</i>	<i>Minimum Front Setback (feet from right-of-way)</i>	<i>Minimum Side Yard (feet)</i>	<i>Minimum Rear Yard (feet)</i>	<i>Maximum Building Height (feet)</i>	<i>Maximum Lot Coverage</i>
Permitted uses							
Banks - related	1	120	35	15	15	40	60%
Clinic	1	120	35	15	15	40	60%
Funeral home	1	120	35	15	15	40	60%
Hotels/motels							

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Permitted uses (Cont'd)							
Municipal facilities	1	120	35	15	15	40	60%
Office	1	120	35	15	15	40	60%
Personal/professional services	1	120	35	15	15	40	60%
Recreation - commercial indoor	1	120	35	15	15	40	60%
Restaurant	1	120	35	15	15	40	60%
Retail - sales/service	1	120	35	15	15	40	60%
Conditional uses							
Older adult daily living center	Refer to § 153.076(L)						
Special exceptions							
Ancillary residential	#	#	#	#	#	#	#
Car wash/auto service	2	120	35	15	15	40	40%
Drive-in	2	120	35	15	15	40	40%
Notes:							
* All lots shall have a minimum of 2 acres if not serviced by an approved public or community sewage system							
# Standards for principal use shall apply							

(2003 Code, § 170-27) (Ord. 2-93, passed 5-4-1993; Ord. 3-98, passed 10-6-1998)