

C-2 HIGHWAY COMMERCIAL DISTRICT**§ 153.150 STATEMENT OF PURPOSE AND USE SUMMARY.**

(A) *Statement of purpose.* The C-2 Highway Commercial District is designed to provide sites for both light commercial and heavy commercial activities along major highway corridors to serve local and transient patrons.

(B) *Use summary.*

(1) *C-2 uses permitted by right.*

- (a) All uses by right in the C-1;
- (b) District automotive sales, service, rental;
- (c) Building materials sales retail and wholesale;
- (d) Car wash;
- (e) Distributing and beverage bottling;
- (f) Garden centers, commercial greenhouses, equipment sales;
- (g) Light manufacturing and fabrication;
- (h) Packaging and delivery service;
- (i) Printing and publishing;
- (j) Restaurant drive-in;
- (k) Shops, custom work and repair;
- (l) Truck terminals, freight handling;
- (m) Warehousing and storage;
- (n) Wholesale distribution;
- (o) Veterinary clinics; and
- (p) Hotels and motels (see § 153.090(B)(2)(i)).

(2) *C-2 conditional uses.*

- (a) Institutional facility;
- (b) Mini-warehouses and self-storage units;
- (c) Recreation, private and commercial/indoor and outdoor;
- (d) Integrated business area; and
- (e) Retail shopping centers.

(3) *C-2 special exceptions.* No uses are authorized for special exception. (2003 Code, § 170-28) (Ord. 2-93, passed 5-4-1993; Ord. 1-2004, passed 6-7-2004; Ord. 7-2016, passed 9-6-2016)

§ 153.151 CONDITIONAL USE PROVISIONS.

The following conditional uses may be authorized by the Township Supervisors pursuant to the standards and criteria specified herewith.

(A) *Integrated business area.* Integrated business sites consisting of a combination of permitted uses in the C-2 District by right on a common contiguous site and designed as a unit may be permitted subject to the following minimum requirements.

- (1) Sites shall be a minimum of five acres.
- (2) Structures shall be set back at least 100 feet from the road right-of-way.
- (3) Structures shall be a minimum of 50 feet from all adjacent property lines.
- (4) All site roads shall be constructed to meet or exceed the following standards:
 - (a) An eight-inch-thick subbase;
 - (b) A six-inch-thick bituminous concrete base course;
 - (c) A two-inch-thick bituminous wearing course LD-2 shall be constructed on the prepared base course; and
 - (d) Site road cartways shall be at least 30 feet in width and properly drained.

(5) A site plan, prepared by an architect or civil engineer registered in the commonwealth shall be submitted which contains the following information:

(a) A survey drawn to scale prepared by a licensed professional land surveyor, registered in the commonwealth, showing the exact size, shape and dimensions of the lot to be built upon;

(b) The exact size and location of all existing buildings and structures on the lot and the structure or building proposed to be erected, moved, repaired or altered;

(c) All adjacent streets with traffic flow patterns;

(d) A circulation plan for all vehicles, including provisions for ingress and egress drives for all off-street parking and loading areas;

(e) Preliminary architectural and engineering sketches showing plan elevations and other necessary information related to water runoff control, contours, type of building construction and other related existing and proposed site features;

(f) A detailed site drainage plan showing on-site facilities and provisions for handling runoff beyond the site; and

(g) A plan showing water supply and sewerage facilities consistent with requirements of the Pennsylvania Department of Environmental Protection.

(6) Off-street loading, parking and signs shall be provided and developed consistent with the requirements of §§ 153.180 through 153.189 and 153.200 through 153.204 of this chapter. The following area and bulk requirements shall apply:

(a) Site size: 217,800 square feet (five acres);

(b) Site width: 150 feet minimum;

(c) Site coverage: 40% maximum;

(d) Distance between buildings: 30 feet minimum;

(e) Building setback line: 100 feet minimum;

(f) Side yards: 50 feet minimum;

(g) Rear yards: 50 feet minimum;

(h) Paved areas: 60% maximum; and

(i) Building height: 40 feet.

(B) *Institutional facility*. Institutional facility, subject to the standards and criteria of § 153.076(H) of this chapter.

(C) *Recreation, private and commercial/indoor and outdoor*. Recreation, private and commercial/indoor and outdoor, subject to the standards and criteria of § 153.076(C) of this chapter.

(D) *Retail shopping center*. A combination of retail commercial and service uses situated on a common site and designed as an integral retail center.

(1) The proposed site shall not be less than five acres in size, meet Act 537 (see 35 P.S. §§ 750.1 et seq.) and all local sewerage requirements, be under single ownership or control and shall be developed as a single entity. Permitted uses shall be limited to those uses specified for C-1 Districts under the provisions of this chapter for use by right and special exception.

(2) Off-street loading, parking and signs shall be provided and developed consistent with the requirements of §§ 153.180 through 153.189 and 153.200 through 153.204 of this chapter.

(3) The following area and bulk requirements shall apply:

- (a) Site size: 217,800 square feet (five acres);
- (b) Site width: 150 feet minimum;
- (c) Site coverage: 40% maximum;
- (d) Distance between buildings: 30 feet minimum;
- (e) Building setback line: 100 feet minimum;
- (f) Side yards: 50 square feet minimum;
- (g) Rear yards: 50 feet minimum;
- (h) Paved areas: 60% maximum; and
- (i) Building height: 40 feet.

(4) A site plan, prepared by a licensed architect or civil engineer registered in the commonwealth shall be submitted as part of the application for conditional use for review by the Planning Commission and the Township Supervisors. The site plan shall include:

- (a) A survey drawn to scale prepared by a licensed professional land surveyor, registered in the commonwealth, showing the exact size, shape and dimensions of the lot to be built upon;
- (b) The exact size and location of all existing buildings and structures on the lot;
- (c) The exact size and location on the lot of the structure or building proposed to be erected, moved, repaired or altered;
- (d) All adjacent streets or alleys with traffic flow patterns;
- (e) The proposed parking facilities including the size, arrangement and number of parking stalls and placement of lighting standards;
- (f) The circulation plan for all vehicles and ingress and egress drives for all off-street parking and loading areas both front and rear, to ensure the prevention of blockage of vehicles entering and leaving the site and to provide for clean lines of vision;
- (g) Preliminary architectural and engineering sketches showing plan levels, elevations and other necessary information related to water runoff control, slope, contours, type of building construction and the like;
- (h) Areas to be utilized for the exterior storage of materials and type of architectural screen to be provided; and
- (i) Such other information as may be required by the Board of Supervisors, the Planning Commission and Chapter 152, Subdivision and Land Development.

(E) *Mini-warehouse and self-storage units.* Mini-warehouse and self-storage units, subject to the standards and criteria of § 153.076(N) of this chapter. (2003 Code, § 170-29) (Ord. 2-93, passed 5-4-1993; Ord. 1-2003, passed 6-3-2003; Ord. 1-2004, passed 6-9-2004)

§ 153.152 SPECIAL EXCEPTION PROVISIONS.

No uses are specified for approval as special exceptions in the C-2 Highway Commercial District. (2003 Code, § 170-30) (Ord. 2-93, passed 5-4-1993)

§ 153.153 LOT, AREA AND DIMENSIONAL REQUIREMENTS.

The following requirements shall apply in C-2 Highway Commercial Districts.

<i>Lot, Area and Dimensional Requirements</i>							
<i>C-2 Highway 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							
Automotive	1	150	50	25	25	40	50%
Building materials	1	150	50	25	25	40	50%
C-1 uses by right	1	120	50	25	25	40	50%
Car wash	1	150	50	25	25	40	50%
Distributing/bottling	1	150	50	25	25	40	50%
Drive-in	1	120	50	25	25	40	50%
Garden center	1	150	50	25	25	40	50%
Hotels/motels							
Light manufacturing	1	120	50	25	25	40	50%
Mini-warehouse	1	150	50	25	25	40	60%
Packaging/delivery	1	120	50	25	25	40	50%
Printing/publishing	1	120	50	25	25	40	50%
Shops/custom work	1	120	50	25	25	40	50%
Truck terminal	1	150	50	25	25	40	50%
Veterinary clinic	Refer to lot, area and dimensional requirements for this use in A-1 District						
Warehousing/storage	1	150	50	25	25	40	60%
Wholesale distribution	1	150	50	25	25	40	50%
Conditional uses							
Institutional facility	5	150	60	40	40	35	NA
Integrated business	5	150	100	50	50	40	40%

Greene Township - Land Usage

<i>Lot, Area and Dimensional Requirements</i>							
<i>C-2 Highway 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>
Conditional uses (Cont'd)							
Recreation	2	150	60	60	60	35	NA
Shopping center	5	150	100	50	50	40	40%
Notes:							
NA Not applicable							
* All lots shall have a minimum of 2 acres if not serviced by an approved public or community sewage system							

(2003 Code, § 170-31) (Ord. 2-93, passed 5-4-1993)

I INDUSTRIAL DISTRICT

§ 153.165 STATEMENT OF PURPOSE AND USE SUMMARY.

(A) *Statement of purpose.* The I Industrial District is established to provide for both heavy commercial and industrial oriented land use activities. Regulations are designed to permit uses of this nature consistent with the viability of the activity and the maintenance of the quality of adjacent land use districts.

(B) *Use summary.*

(1) *I uses permitted by right.*

- (a) All uses by right in the C-2 District;
- (b) Barge docking and repair operations;
- (c) Mini-warehouse and self-storage units; and
- (d) Hotels and motels (see § 153.090(B)(2)(i)).