

§ 130.15. C2 Highway Commercial District.

130.15.1. Purpose. To provide for the general commercial needs of the community on LOTS served by major road systems to minimize the traffic impact on neighbors.

130.15.2. AUTHORIZED USES BY RIGHT.

130.15.2.1. PERMITTED USES BY RIGHT.

130.15.2.1.1. PRINCIPAL USES. **[Amended 7-6-93 by Ord. No. 1585]**

130.15.2.1.1.1. COMMUNICATIONS ANTENNAS, subject to the requirements of Section 130.7.26. **[Added 7-6-93 by Ord. No. 1585; Amended 8-3-98 by Ord. No. 1774]**

130.15.2.1.1.2. AUTHORIZED MIXED USES: COMMUNICATION ANTENNAS permitted as an AUTHORIZED MIXED USE with any other PRINCIPAL USE authorized by this Chapter on the LOT or SITE, subject to the requirements of Section 130.7.26. **[Added 7-6-93 by Ord. No. 1585; Amended 8-3-98 by Ord. No. 1774]**

130.15.2.1.1.3. PUBLIC UTILITY. **[Added 4-6-98 by Ord. No. 1761]**

130.15.2.1.1.4. PUBLIC UTILITY FACILITY. **[Added 4-6-98 by Ord. No. 1761]**

130.15.2.1.1.5. RESIDENTIAL ESSENTIAL SERVICES. **[Added 4-6-98 by Ord. No. 1761]**

130.15.2.1.2. ACCESSORY USES.

130.15.2.1.2.1. STORAGE STRUCTURES.

130.15.2.1.2.2. SIGNS. See Article V.

130.15.2.1.2.3. FENCES and PRIVACY FENCES. **[Amended 10-1-98 by Ord. No. 1453]**

130.15.2.1.2.4. Air conditioners and heat exchangers.

130.15.2.1.2.5. Dumpsters.

130.15.2.1.2.6. REVERSE VENDING MACHINES. **[Added 10-1-90 by Ord. No. 1453]**

130.15.2.1.2.7. SMALL COLLECTION FACILITIES. **[Added 10-1-90 by Ord. No. 1453]**

130.15.2.1.2.8. Towers, spires and antennas. **[Added 7-6-93 by Ord. No. 1761]**

130.15.2.1.2.9. RESIDENTIAL ESSENTIAL SERVICES. **[Added 7-6-93 by Ord. No. 1761]**

130.15.2.2. CONDITIONAL USES. The following USES are permitted subject to the express standards and criteria in § 130.15.3.2. below.

130.15.2.2.1. PRINCIPAL USES.

130.15.2.2.1.1. BED AND BREAKFAST INN. **[Added 9-7-93 by Ord. No. 1599]**

130.15.2.2.1.2. LONG-TERM CARE NURSING FACILITY.

130.15.2.2.1.3. MAJOR PERSONAL CARE HOME. **[Added 10-1-90 by Ord. 1453]**

130.15.2.2.1.4. SEMIPUBLIC USES. **[Amended 4-6-98 by Ord. No. 1761]**

130.15.2.2.1.5. Radio or television studio. **[Added 9-7-93 by Ord. No. 1599]**

130.15.2.2.1.6. Recording studio. **[Added 9-7-93 by Ord. No. 1599]**

130.15.2.2.1.7. RETAIL, business service office and PROFESSIONAL OFFICE USES: **[Amended 9-7-93 by Ord. No. 1599; Amended 5-6-96 by Ord. No. 1712]**

130.15.2.2.1.7.1. Art, antique and interior decorating shops.

130.15.2.2.1.7.2. Automobile accessory sales, installation and service.

130.15.2.2.1.7.3. BAKERIES

- 130.15.2.2.1.7.4. Banks and other financial institutions.
- 130.15.2.2.1.7.5. Beer distributors and other beverage sales.
- 130.15.2.2.1.7.6. Car washes. [**Amended 9-7-93 by Ord. No. 1599**]
- 130.15.2.2.1.7.7. Catering services.
- 130.15.2.2.1.7.8. DAY CARE CENTERS.
- 130.15.2.2.1.7.9. DOMESTIC PET shops.
- 130.15.2.2.1.7.10. DRIVE-IN ESTABLISHMENTS.
- 130.15.2.2.1.7.11. Drugstores and PHARMACIES.
- 130.15.2.2.1.7.12. Florists.
- 130.15.2.2.1.7.13. FOOD STORES.
- 130.15.2.2.1.7.14. Funeral homes and mortuaries.
- 130.15.2.2.1.7.15. GARDEN NURSERIES.
- 130.15.2.2.1.7.16. GASOLINE STATIONS. [**Amended 10-1-90 by Ord. No. 1453**]
- 130.15.2.2.1.7.17. HEALTH CLUBS.
- 130.15.2.2.1.7.18. Hotels and motels.
- 130.15.2.2.1.7.19. KENNELS [**Added 10-1-90 by Ord. No. 1453**]
- 130.15.2.2.1.7.20. LAUNDRY AND DRY-CLEANING ESTABLISHMENTS.
- 130.15.2.2.1.7.21. Liquor stores.
- 130.15.2.2.1.7.22. MASSAGE THERAPY ESTABLISHMENT [**Added 8-3-09 by Ord. No. 2026**]
- 130.15.2.2.1.7.23. Music stores.

130.15.2.2.1.7.24. PARKING FACILITIES [**Added 10-1-90 by Ord. No. 1453**]

130.15.2.2.1.7.25. PERSONAL SERVICES.

130.15.2.2.1.7.26. PHOTOGRAPHIC STUDIOS.

130.15.2.2.1.7.27. PRINTING SHOPS.

130.15.2.2.1.7.28. PRIVATE CLUBS.

130.15.2.2.1.7.29. RECREATIONAL ENTERPRISES.

130.15.2.2.1.7.30. Restaurants.

130.15.2.2.1.7.31. RETAIL shops selling items normally sold in department stores.

130.15.2.2.1.7.32. Veterinary hospitals and KENNELS.

130.15.2.2.1.8. AUTHORIZED MIXED USE [**Added 10-1-90 by Ord. No. 1453**]

130.15.2.2.1.8.1. A RETAIL USE or USES, a PROFESSIONAL OFFICE or OFFICES, a business service office or offices, and a SEMIPUBLIC USE or USES are permitted as a MIXED USE; however GASOLINE STATIONS are permitted as a MIXED USE only with a car wash or PARKING FACILITY. [**Amended 9-7-93 by Ord. No. 1599; 4-6-98 by Ord. No. 1761**]

130.15.2.2.1.9. ESSENTIAL SERVICES. [**Added 4-6-98 by Ord. No. 1761**]

130.15.2.2.2. ACCESSORY USES.

130.15.2.2.2.1. Any ACCESSORY USE PERMITTED BY RIGHT.

130.15.2.2.2.2. PARKING AREAS.

130.15.2.2.2.3. LOADING BERTHS.

130.15.2.2.2.4. Any other ACCESSORY USE not specified but customarily incidental to any AUTHORIZED USE in the ZONING DISTRICT.

130.15.2.2.2.5. AMUSEMENT ARCADE. [**Added 7-5-83 by Ord. No. 1036**]

130.15.2.3. USES BY SPECIAL EXCEPTION: None.

130.15.3. Requirements for PERMITTED USES BY RIGHT and CONDITIONAL USES.

130.15.3.1. General requirements.

130.15.3.1.1. Procedure. The procedure for review and approval of CONDITIONAL USE APPLICATIONS FOR DEVELOPMENT is specified in § 130.55.

130.15.3.1.2. Minimum LOT AREA.

130.15.3.1.2.1. LONG-TERM CARE NURSING FACILITIES, MAJOR PERSONAL CARE HOMES: One (1) acre. [**Amended 10-1-90 by Ord. No. 1453; Amended 9-7-93 by Ord. No. 1599**]

130.15.3.1.2.2. GASOLINE STATIONS: Eighteen thousand (18,000) square feet. [**Amended 10-1-90 by Ord. No. 1453**]

130.15.3.1.2.3. NIGHTCLUBS: One (1) acre. [**Added 3-1-82 by Ord. No. 988**]

130.15.3.1.2.4. Vocational-technical schools, colleges and junior colleges and junior colleges: Twenty-five (25) acres. [**Added 1-5-82 by Ord. No. 990**]

130.15.3.1.2.5. All other schools: Five (5) acres. [**Added 4-5-82 by Ord. No. 990**]

130.15.3.1.2.6. Other USES: None. [**Amended 3-1-82 by Ord. No. 988; 9-7-93 by Ord. No. 1599**]

130.15.3.1.3. Minimum LOT WIDTH.

130.15.3.1.3.1. LONG-TERM CARE NURSING FACILITIES, MAJOR PERSONAL CARE HOMES: One hundred ten (110)

feet. **[Amended 10-1-90 by Ord. No. 1453; 9-7-93 by Ord. No. 1599]**

130.15.3.1.3.2. GASOLINE STATIONS: One hundred twenty (120) feet. **[Added 10-1-90 by Ord. No. 1453]**

130.15.3.1.3.3. NIGHTCLUBS: One hundred ten (110) feet. **[Added 3-1-82 by Ord. No. 988]**

130.15.3.1.3.4. Other USES: None. **[Amended 3-1-82 by Ord. No. 988, 9-7-93 by Ord. No. 1599]**

130.15.3.1.4. Maximum LOT COVERAGE.

130.15.3.1.4.1. PRINCIPAL STRUCTURES: Twenty percent (20%).

130.15.3.1.5. Maximum height requirements.

130.15.3.1.5.1. PRINCIPAL STRUCTURES other than PRINCIPAL BUILDINGS: Three and one-half (3 ½) STORIES which may not exceed forty-five (45) feet in total height. **[Amended 6-6-94 by Ord. No. 1631]**

130.15.3.1.5.2. PRINCIPAL BUILDINGS: Three and one-half (3 ½) STORIES which may not exceed forty-five (45) feet in total height. **[Amended 6-6-94 by Ord. No. 1631]**

130.15.3.1.5.2.1. The maximum HEIGHT OF BUILDING may be exceeded by chimneys, spires, towers, antennae, masts, smoke stacks, flagpoles, tanks, skylights, elevator shafts, or by a penthouse or STRUCTURE required for enclosure of stairs and equipment necessary to the operation of the BUILDING or any such projection provided that any such projections do not have an aggregate area greater than twenty-five percent (25%) of the total roof area and shall not exceed fifteen (15) feet above the maximum allowable HEIGHT OF BUILDING to which it is attached. **[Added 6-6-94 by Ord. No. 1631]**

130.15.3.1.5.3. ACCESSORY STRUCTURES and ACCESSORY BUILDINGS: **[Amended 9-5-95 by Ord. No. 1681, 10-6-97 by Ord. No. 1750]**

130.15.3.1.5.3.1. Exterior light pole and fixture: Twenty-eight (28) feet. **[Added 9-5-95 by Ord. No. 1681]**

130.15.3.1.5.3.2. All other ACCESSORY STRUCTURES and BUILDINGS: One STORY which may not exceed fifteen (15) feet in total height. **[Added 9-5-95 by Ord. No. 1681, Amended 10-6-97 by Ord. No. 1750]**

130.15.3.1.6. YARD requirements.

130.15.3.1.6.1. FRONT YARD. All PRINCIPAL and ACCESSORY STRUCTURES: Fifty (50) feet.

130.15.3.1.6.2. SIDE YARD for LONG-TERM CARE NURSING FACILITIES, MAJOR PERSONAL CARE HOMES: Thirty (30) feet. **[Amended 9-7-93 by Ord. No. 1599]**

130.15.3.1.6.3. SIDE YARD for NIGHTCLUBS. **[Added 3-1-82 by Ord. No. 988]**

130.15.3.1.6.3.1. Abutting a residential ZONING DISTRICT: Fifty (50) feet.

130.15.3.1.6.3.2. All others: Thirty (30) feet. **[Amended 10-6-97 by Ord. No. 1750]**

130.15.3.1.6.4. SIDE YARD for other STRUCTURES. **[Amended 3-1-82 by Ord. No. 988¹; 9-7-93 by Ord. No. 1599; 10-06-97 by Ord. No. 1750]**

130.15.3.1.6.4.1. Abutting a residential ZONING DISTRICT: Fifty (50) feet.

130.15.3.1.6.4.2. All others: Ten (10) feet.

130.15.3.1.6.5. REAR YARD for all PRINCIPAL STRUCTURES: Fifteen (15) feet.

130.15.3.1.6.6. REAR YARD for all ACCESSORY STRUCTURES: Fifteen (15) feet.

130.15.3.1.6.7. Special YARD requirements: Same as SB ZONING DISTRICT. See § 130.13.3.1.5.2.

¹ Editor's Note: This ordinance also renumbered former Subsection 130.15.3.1.6.4., 6.5., and 6.6. as Subsection 130.15.3.1.6.5., 6.6., and 6.7., respectively.

130.15.3.1.6.8. Permitted projections into required YARDS:
Same as R1 ZONING DISTRICT. See § 130.8.3.1.6.8. [**Added
10-1-90 by Ord. No. 1453**]

130.15.3.1.7. Parking requirements.

130.15.3.1.7.1. Minimum PARKING SPACES. See § 130.7.6.

130.15.3.1.7.2. Minimum PARKING SPACES for SEMIPUBLIC
USES: Same as R1 ZONING DISTRICT. See § 130.8.3.1.7.3.
[**Amended 11-5-84 by Ord. No. 1104; 4-6-98 by Ord. No. 1761**]

130.15.3.1.7.3. Minimum PARKING SPACES for RETAIL,
business service and PROFESSIONAL OFFICE USES.

130.15.3.1.7.3.1. RETAIL USES except those for which
other parking requirements are specified: One (1)
PARKING SPACE for every two hundred (200) square feet
of GROSS LEASABLE FLOOR AREA OF BUILDING.
[**Amended 9-7-93 by Ord. No. 1599**]

130.15.3.1.7.3.2. Business Service or PROFESSIONAL
OFFICES, banks, PHARMACIES, physician's and real
estate offices: Same as SB ZONING DISTRICT. See §
130.13.3.1.6.1. [**Amended 10-1-90 by Ord. No. 1453**]

130.15.3.1.7.3.3. GARDEN NURSERIES: One (1)
PARKING SPACE per two hundred (200) square feet of
GROSS LEASABLE FLOOR AREA, plus one (1)
PARKING SPACE per six hundred (600) square feet of
outdoor sales area. [**Amended 10-1-90 by Ord. No. 1453**]

130.15.3.1.7.3.4. Restaurants:

130.15.3.1.7.3.4.1. Restaurants where all patron
service is sit-down and the food service is sit-down
and the food is prepared to order and no fast food
service is available: One (1) PARKING SPACE per
forty-five (45) square feet of FLOOR AREA of
BUILDING devoted to regular patron use and
banquet facilities. [**Amended 10-1-90 by Ord. No.
1453; 9-7-93 by Ord. No. 1599; 5-6-96 by Ord.
No. 1712**]

130.15.3.1.7.3.4.2. Fast food restaurants where a drive-in window service is available: One (1) PARKING SPACE per sixty (60) square feet of FLOOR AREA OF BUILDING devoted to patron use. **[Added 10-1-90 by Ord. No. 1453; Amended 5-6-96 by Ord. No. 1712]**

130.15.3.1.7.3.4.3. Fast food restaurants where no drive-in window service is available: One (1) PARKING SPACE per forty-five (45) square feet of FLOOR AREA of BUILDING devoted to patron use. **[Added 10-1-90 by Ord. No. 1453; Amended 5-6-96 by Ord. No. 1712]**

130.15.3.1.7.3.5. PRIVATE CLUBS: To be established by the BOARD OF COMMISSIONERS upon recommendation by the PLANNING COMMISSION following a parking analysis based on permitted occupancy. **[Amended 10-1-90 by Ord. No. 1453]**

130.15.3.1.7.3.6. TENNIS COURTS and other court facilities (commercial or affiliated with PRIVATE CLUBS): Six (6) PARKING SPACES for each court.

130.15.3.1.7.3.7. SWIMMING POOLS (commercial or affiliated with PRIVATE CLUBS): To be established by the BOARD OF COMMISSIONERS upon recommendation of the PLANNING COMMISSION following a parking needs analysis based on permitted occupancy. **[Amended 10-1-90 by Ord. No. 1453]**

130.15.3.1.7.3.8. Funeral homes and mortuaries: Five (5) PARKING SPACES for each viewing area and one (1) PARKING SPACE for every three (3) seats in any chapel.

130.15.3.1.7.3.9. DAY CARE CENTERS: One (1) PARKING SPACE for each faculty and staff member, plus one (1) PARKING SPACE for each six (6) students.

130.15.3.1.7.3.10. Bowling alleys: Six (6) PARKING SPACES for each lane.

130.15.3.1.7.3.11. HEALTH CLUBS and RECREATIONAL ENTERPRISES, other than those specifically listed, as determined by the BOARD OF

COMMISSIONERS following a parking needs analysis upon recommendation of the PLANNING COMMISSION. **[Amended 10-1-90 by Ord. No 1453; Amended 9-7-93 by Ord. No. 1599]**

130.15.3.1.7.3.12. NIGHTCLUBS: One (1) PARKING SPACE per thirty (30) square feet of FLOOR AREA OF BUILDING devoted to patron USE, or as determined by the BOARD OF COMMISSIONERS upon recommendation by the PLANNING COMMISSION following parking needs analysis based on permitted occupancy. **[Added 3-1-82 by Ord. No. 988; Amended 10-1-90 by Ord. No. 1453]**

130.15.3.1.7.3.13. An AUTHORIZED MIXED USE combining a RETAIL USE with a PROFESSIONAL OFFICE, business office or PERSONAL SERVICES USE must provide PARKING SPACES in accordance with § 130.15.3.1.7.3.1. (RETAIL Sales.) **[Added 10-1-90 by Ord. No. 1453]**

130.15.3.1.7.3.14. Other AUTHORIZED MIXED USE: As determined by the BOARD OF COMMISSIONERS, following a parking needs analysis, upon recommendation of the PLANNING COMMISSION. **[Added 10-1-90 by Ord. No. 1453]**

130.15.3.1.7.3.15. Car washes: One (1) PARKING SPACE per self-service stall, and one (1) PARKING SPACE per employee at an automated facility. Parking requirements are exclusive of any other parking requirements for an AUTHORIZED MIXED USE. **[Added 9-7-93 by Ord. No. 1599]**

130.15.3.1.7.3.16. HOTELS AND MOTELS: One and two-tenths (1.2) PARKING SPACES per bedroom. **[Added 9-7-93 by Ord. No. 1599]**

130.15.3.1.7.4.² Minimum PARKING SPACES for LONG TERM CARE NURSING FACILITIES and MAJOR PERSONAL CARE HOMES: One (1) space per three (3) beds, or as determined by the BOARD OF COMMISSIONERS upon recommendation by the PLANNING COMMISSION following parking needs analysis

² Editor's Note: Former Subsection 130.15.3.1.7.4. was redesignated as Subsection 130.15.3.1.7.5. at the request of the TOWNSHIP to accommodate the addition of the provisions of the current Subsection 130.15.3.7.4.

based on permitted occupancy. **[Added 11-5-84 by Ord. No. 1104; Amended 10-1-90 by Ord. No. 1453]**

130.15.3.1.7.5. Minimum PARKING SPACES for BED AND BREAKFAST INNS: One (1) per guest bedroom plus two (2) for the DWELLING, one (1) of which must be in a PRIVATE GARAGE. **[Added 9-7-93 by Ord. No. 1599]**

130.15.3.1.7.6. Minimum PARKING SPACES for a radio or television studio and for recording studio: One (1) for every eight hundred (800) square feet of GROSS LEASABLE FLOOR AREA OF BUILDING exclusive of any studios or other rooms for performances with public audience, plus one (1) for every three (3) seats in a studio or other room for performances with public audience. **[Added 9-7-93 by Ord. No. 1599]**

130.15.3.1.7.7. PARKING SPACES FOR HANDICAPPED PERSONS: Same as SB ZONING DISTRICT. See § 130.13.3.1.6.1.6. **[Added 10-1-90 by Ord. No. 1453]**

130.15.3.1.7.8. PARKING AREA and DRIVEWAY requirements: See General regulations, § 130.7.

130.15.3.1.8. LOADING BERTH requirements:

130.15.3.1.8.1. Minimum LOADING BERTHS.

130.15.3.1.8.1.1. LONG-TERM CARE NURSING FACILITIES, MAJOR PERSONAL CARE HOMES and SEMIPUBLIC USES: Same as for SEMIPUBLIC USES in the R1 ZONING DISTRICT. See § 130.8.3.1.8.1. **[Amended 11-5-84 by Ord. No. 1104; 10-1-90 by Ord. No. 1453; 4-6-98 by Ord. No. 1761]**

130.15.3.1.8.1.2. Banks, PHARMACIES and offices: Same as SB ZONING DISTRICT. See § 130.13.3.1.7.

130.15.3.1.8.1.3. RETAIL establishments: Same as C1 ZONING DISTRICT. See § 130.14.3.1.8.1.2.

130.15.3.1.8.1.4. Funeral homes.

FLOOR AREA OF BUILDING	LOADING BERTHS REQUIRED
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(square feet)	
Up to 50,000	1
50,000 to 100,000	2
100,000 and over	(2 plus 1 for each 100,000 square feet or fraction thereof)

130.15.3.1.8.1.5. Radio or television studio and recording studios: Same as for RETAIL establishments in the C1 ZONING DISTRICT. See § 130.14.3.1.8.1.3. **[Added 9-7-93 by Ord. No. 1599]**

130.15.3.1.8.2. Design requirements: Same as R1 ZONING DISTRICT. See § 130.8.3.1.8.2.

130.15.3.1.9. SIGNS. See Article V.

130.15.3.1.10. FENCES: Same as C1 ZONING DISTRICT. See § 130.14.3.1.10.

130.15.3.1.11. Screening and landscaping: Same as SB ZONING DISTRICT. See 130.13.3.1.10.

130.15.3.1.12. Minimum FRONT LOT LINE: Thirty (30) feet. **[Added 12-3-84 by Ord. No. 1110]**

130.15.3.1.13. Storage: Same as SB ZONING DISTRICT. See 130.13.3.1.12.

130.15.3.1.14. ACCESSORY BUILDINGS must be constructed of the same type, size and color of material as the PRINCIPAL BUILDING. **[Added 10-1-90 by Ord. No. 1453]**

130.15.3.1.15. Standards for REVERSE VENDING MACHINES and SMALL COLLECTION FACILITIES: Same as C1 ZONING DISTRICT. See § 130.14.3.1.15. **[Added 10-1-90 by Ord. No. 1453]**

130.15.3.2. Express standards and criteria for granting CONDITIONAL USES. All CONDITIONAL USES are subject to the general requirements of § 130.15.3.1. and, to the following express standards and criteria:

130.15.3.2.1. ALL AUTHORIZED USES.

130.15.3.2.1.1.³ Direct access to a STREET classified as a COLLECTOR STREET is required. Vehicular access from the LOT to U.S. Route 19 is not permitted.

130.15.3.2.1.2. Access and egress to and from the LOT must be designed to prevent congestion and to accommodate peak traffic demands without hazard or great delay.

130.15.3.2.1.3. Any USE or STRUCTURE involving the servicing or repair of motor vehicles, such as GASOLINE STATIONS, automobile sales areas, PUBLIC GARAGES, PARKING AREAS or DRIVE-IN ESTABLISHMENTS must be so located that no vehicular entrance or exit is closer than two hundred (200) feet to any principal entrance or exit of any school, playground, hospital, CHURCH, library or PUBLIC BUILDING when the entrance or exit is on the same STREET frontage.

[Amended 10-1-90 by Ord. No. 1453]

130.15.3.2.1.4. No shipping or receiving is permitted within six hundred (600) feet of a residential ZONING DISTRICT between the hours of 6:00 p.m. and 8:00 a.m.

130.15.3.2.2. LONG-TERM CARE NURSING FACILITY and MAJOR PERSONAL CARE HOME: Same as R3 ZONING DISTRICT. See § 130.10.3.2.1. **[Amended 11-5-84 by Ord. No. 1104; Amended 10-1-90 by Ord. No. 1453]**

130.15.3.2.3. SEMIPUBLIC USES: Same as R1 ZONING DISTRICT. See § 130.8.3.2.2. **[Amended 4-6-98 by Ord. No. 1761]**

130.15.3.2.4. DAY CARE CENTERS: Same as C1 ZONING DISTRICT. See § 130.14.3.2.1.

130.15.3.2.5. GASOLINE STATIONS. **[Amended 10-1-90 by Ord. No. 1453]**

130.15.3.2.5.1. Such USE may be located no closer than one hundred (100) feet to a LOT in any residential ZONING DISTRICT.

130.15.3.2.5.2. Gasoline pumps may be located no closer than twenty-five (25) feet to any LOT LINE.

³ Editor's Note: Former Subsection 130.15.3.2.1.1., which provided that all applications for development shall include an environmental impact statement and landscaping plan, was repealed 12-3-84 by Ord. No. 1110. Said ordinance also renumbered former Subsection 130.15.3.2.1.2. through 3.2.1.7. as Subsection 3.2.1.1. through 3.2.1.6., respectively.

130.15.3.2.5.3. No permanent stand, rack or other apparatus may be placed so as to project beyond any BUILDING LINE.

130.15.3.2.5.4. Such operations as car washing, waxing, greasing and the like must be conducted within an enclosed BUILDING.

130.15.3.2.5.5. Such USE may not be located on a CORNER LOT abutting the intersection of an ARTERIAL STREET with a COLLECTOR STREET.

130.15.3.2.5.6. The BOARD OF COMMISSIONERS shall consider whether or not such USE will be a detriment to the surrounding LOTS because of such nuisance factors as traffic generated, emission of noise, vibration, odor, smoke, fumes, glaring light and storage of flammable or explosive materials.

130.15.3.2.5.7. All outdoor storage of vehicles must be in conformity with Chapter 80 of the TOWNSHIP CODE entitled JUNK. Parking of VEHICLES or TRAILERS is not permitted on the LOT in excess of one (1) automobile per employee and employer, plus three (3) customer vehicles per VEHICLE REPAIR BAY. **[Amended 10-1-90 by Ord. No. 1453]**

130.15.3.2.5.8. GASOLINE STATION operations must be discontinued between the hours of 11:00 p.m. and 6:00 a.m. daily.

130.15.3.2.5.9. Minimum size of VEHICLE REPAIR BAY: Twelve (12) feet wide by eighteen (18) feet long with additional three (3) foot aisle in front or back of VEHICLE REPAIR BAY. **[Added 10-1-90 by Ord. No. 1453]**

130.15.3.2.6. PRIVATE CLUBS.

130.15.3.2.6.1. Operations must be discontinued between the hours of 2:00 a.m. and 6:00 a.m.

130.15.3.2.6.2. PRIVATE CLUB may include SWIMMING POOLS and TENNIS COURTS subject to the express standards and criteria specified in § 130.8.3.2.2.4. and § 130.8.3.2.2.5. governing those USES.

130.15.3.2.7. Restaurants. No restaurant, including drive-in restaurants, is permitted within four hundred (400) feet of another restaurant.

130.15.3.2.8 Outdoor Restaurant Dining [**Added 10-1-07 by Ord. No. 1978**]

130.15.3.2.8.1. Outdoor restaurant dining is permitted only when the following provisions are adhered to:

130.15.3.2.8.1.1. Outdoor restaurant dining areas shall be identified by a barrier, such as fencing or planters. Landscaping must be placed to provide a visual screening to buffer the outdoor dining area from adjoining residential properties.

130.15.3.2.8.1.2. Fire hydrants and fire hose couplings and/or connections on BUILDINGS shall not be obstructed.

130.15.3.2.8.1.3. Cooking shall not be permitted outside the restaurant.

130.15.3.2.8.1.4. There shall be no service of food or drink after 10:00 PM. The outdoor dining area shall be closed to patrons after this time.

130.15.3.2.8.1.5. Umbrellas may be used to shade tables, provided they contain no advertisements.

130.15.3.2.8.1.6. The restaurant shall be completely responsible for all aspects of the outdoor dining area, including cleanliness and trash removal. It shall be swept and washed with water at the close of each business day. The outdoor dining area should adhere to the Allegheny County Health Department Regulations, Article III.

130.15.3.2.8.1.7. No music or other audio performance may be broadcast in the outdoor restaurant dining area.

130.15.3.2.8.1.8. Outdoor restaurant dining facilities shall be used for dining by seated patrons only. No bars for the service of alcohol shall be permitted.

130.15.3.2.8.1.9. Outdoor restaurant dining areas shall be at least one hundred (100) feet from a residential lot.

130.15.3.2.8.1.10. The outdoor restaurant dining area cannot exceed 750 square feet or twenty-five (25) percent of the indoor seating area, whichever is less.

130.15.3.2.8.1.11. Outdoor restaurant dining areas must meet the same setbacks as the BUILDING itself.

130.15.3.2.9. Veterinary hospitals and KENNELS. All KENNELS must be located within completely enclosed, air-conditioned BUILDINGS.

130.15.3.2.10. NIGHTCLUBS. **[Added 3-1-82 by Ord. No. 988]**

130.15.3.2.10.1. NIGHTCLUB and restaurant operations shall cease between the hours of 2:00 a.m. and 5:00 a.m. prevailing time, and the establishment may not be open to the public during those hours.

130.15.3.2.10.2. Operations are subject to Chapter 89 of the TOWNSHIP CODE, entitled NOISE.

130.15.3.2.10.3. The owner and operator must provide adequate private security, licensed under the laws of the Commonwealth of Pennsylvania, during events, which attract maximum permitted OCCUPANCY.

130.15.3.2.10.4. Periodic inspections to determine compliance with parking requirements are required.

130.15.3.2.10.5. All operations must be conducted within an enclosed BUILDING, and doors and windows shall remain closed during hours of normal operation.

130.15.3.2.10.6. No NIGHTCLUB is permitted within four hundred (400) feet of another NIGHTCLUB (as measured from LOT LINE to LOT LINE).

130.15.3.2.11. AMUSEMENT ARCADES. No AMUSEMENT DEVICE is permitted within five hundred (500) feet of a school or CHURCH. **[Added 7-5-83 by Ord. No. 1036]**

130.15.3.2.12. PARKING FACILITIES. **[Added 10-1-90 by Ord. No. 1453]**

130.15.3.2.12.1. Maximum grade of parking floors: Six (6) percent.

130.15.3.2.12.2. Maximum grade of ramps: Covered, fifteen (15) percent; uncovered, twelve (12) percent.

130.15.3.2.12.3. Minimum elevators on multi-level facilities: One (1) for each two hundred and fifty (250) PARKING SPACES.

130.15.3.2.12.4. Number and location of ingress/egress lanes: To be determined based upon a traffic analysis.

130.15.3.2.12.5. Minimum ramp and aisle width and other design requirements: Same as for PARKING AREAS. See § 130.7.17.

130.15.3.2.13. ESSENTIAL SERVICES. [Entire Section Added 4-6-98 by Ord. No. 1761]

130.15.3.2.13.1. No storage of equipment or material is permitted outside a STRUCTURE.

130.15.3.2.13.2. All lights must be shielded and reflected away from abutting LOTS.

130.15.3.2.13.3. Such USE may be located no closer than one hundred (100) feet to a LOT in any residential ZONING DISTRICT.

130.15.3.2.13.4. Such USE may not be located on a CORNER LOT abutting the intersection of an ARTERIAL STREET with a COLLECTOR STREET.

130.15.3.2.13.5. The BOARD OF COMMISSIONERS shall consider whether or not such USE will be a detriment to the surrounding LOTS because of such nuisance factors as traffic generated, emission of noise, vibration, odor, smoke, fumes, glaring light and storage of flammable or explosive materials.

130.15.3.2.13.6. No electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance is permitted.

130.15.3.2.13.7. No vibration which is discernible to the human sense of feeling for three (3) minutes or more in duration is permitted in any hour of the day between 7:00 a.m. and 7:00 p.m. or for thirty (30) seconds or more between the hours of 7:00 p.m. and 7:00 a.m.

130.15.3.2.13.8. No activities producing heat, cold, dampness or movement of air, which shall produce any material effect on the

temperature, motion or humidity of the atmosphere at the LOT LINE or beyond are permitted.

130.15.3.2.13.9. No USE which, by its nature, operation or activity, produces noise of objectionable character or volume is permitted.

130.15.3.2.13.10. No emission of odorous gases or other odorous matter in such quantities as to be detectable to the human sense of smell when measured at the LOT LINE is permitted.

130.15.3.2.13.11. No direct or sky-reflected glare, whether from floodlights or from high temperature processes, such as combustion or welding or otherwise which is detectable from any point on the LOT LINE is permitted. This restriction does not apply to SIGNS or floodlights otherwise permitted by TOWNSHIP ordinance.

130.15.3.2.13.12. All activities shall comply with county, state, and federal environmental laws and regulations.

130.15.3.2.14. MASSAGE THERAPY ESTABLISHMENT – Same as C1 Zoning district. See 130.14.3.2.6. MASSAGE THERAPY ESTABLISHMENT.

PAGES 289-300 RESERVED FOR FUTURE USE.