§ 130.14. C1 Neighborhood Commercial District.

130.14.1. Purpose. To provide opportunities for convenience shopping within a reasonable distance of all residents in an integrated, coordinated and attractive DEVELOPMENT proposed as a PLANNED SHOPPING CENTER DEVELOPMENT.

130.14.2. AUTHORIZED USES.

130.14.2.1. PERMITTED USES BY RIGHT.

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

130.14.2.1.1.1. COMMUNICATIONS ANTENNAS, subject to the requirements of Section 130.7.27. **[Added 7-6-93 by Ord. No. 1585; Amended 8-3-98 by Ord. No. 1774]**

130.14.2.1.1.2. AUTHORIZED MIXED USES: COMMUNICATIONS 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 130.7.27. **[Added 7-6-93 by Ord. No. 1585; Amended 8-3-98 by Ord. No. 1774]**

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

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

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

130.14.2.1.2. ACCESSORY USES.

130.14.2.1.2.1. STORAGE STRUCTURES.

130.14.2.1.2.2. SIGNS. See Article V.

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

130.14.2.1.2.4. Air conditioners and heat exchangers.

130.14.2.1.2.5. Dumpsters.

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

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

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

130.14.2.1.2.9. Towers, spires and antennas. **[Added 7-6-93 by Ord. No. 1585]**

130.14.2.1.2.10. BUILDING-MOUNTED and GROUND-MOUNTED SOLAR PHOTOVOLTAIC (PV) SYSTEMS. **[Added 4-1-13 by Ord. No. 2088]**

130.14.2.2. CONDITIONAL USES. The following USES are permitted subject to the express standards and criteria in § 130.14.3.2. below.

130.14.2.2.1. PRINCIPAL USES.

130.14.2.2.1.1. Planned neighborhood SHOPPING CENTER developments, including and limited to the following USES:

130.14.2.2.1.1.1. BAKERIES.

130.14.2.2.1.1.2. Banks and other financial institutions.

130.14.2.2.1.1.3. Catering services.

130.14.2.2.1.1.4. DAY CARE CENTERS.

130.14.2.2.1.1.5. PHARMACIES.

130.14.2.2.1.1.6. Florists.

130.14.2.2.1.1.7. FOOD STORES.

130.14.2.2.1.1.8. LAUNDRY AND DRY-CLEANING ESTABLISHMENT.

130.14.2.2.1.1.9. PERSONAL SERVICES.

130.14.2.2.1.1.10. PROFESSIONAL OFFICES and business service offices.

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

130.14.2.2.1.1.12. SEMIPUBLIC USES. **[Added 9-7-93 by Ord. No. 1599; Amended 4-6-98 by Ord. No. 1761]**

130.14.2.2.1.1.13. MASSAGE THERAPY ESTABLISHMENT. **[Added 8-3-09 by Ord. No. 2026]**

130.14.2.2.1.2. LONG-TERM CARE NURSING FACILITY **[Added 4-5-82 by Ord. No. 990; Amended 10-1-90 by Ord. No. 1453]**

130.14.2.2.1.3. MAJOR PERSONAL CARE HOME. **[Added 10-1-90 by Ord. No. 1453]**

130.14.2.2.1.4. SEMIPUBLIC USES. **[Added 4-5-82 by Ord. No. 990; Amended 4-6-98 by Ord. No. 1761]**

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

130.14.2.2.1.6. MASSAGE THERAPY ESTABLISHMENT. **[Added 8-3-09 by Ord. No. 2026]**

130.14.2.2.1.7. OIL AND GAS DRILLING OPERATIONS **[Added 11-8-10 by Ord. No. 2042]**

130.14.2.2.1.8. DISTRIBUTED ANTENNA SYSTEMS (DAS) **[Added 6-1-15 by Ord. No. 2136]**

130.14.2.2.2. ACCESSORY USES.

130.14.2.2.2.1. Any ACCESSORY USE PERMITTED BY RIGHT.

130.14.2.2.2.2. PARKING AREAS.

130.14.2.2.2.3. LOADING BERTHS.

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

130.14.2.3. USES BY SPECIAL EXCEPTION: None.

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

130.14.3.1. General requirements.

130.14.3.1.1. Procedure. The procedure for review and approval of planned neighborhood SHOPPING CENTER CONDITIONAL USE APPLICATION FOR DEVELOPMENT shall be the procedure for PLANNED DEVELOPMENTS set fourth in Article VI, § 130.37.

130.14.3.1.2. **[Amended 4-5-82 by Ord. No. 990]** Minimum SITE size.

130.14.3.1.2.1. Vocational-technical schools, colleges and junior colleges: Twenty-five (25) acres.

130.14.3.1.2.2. All other schools: Five (5) acres.

130.14.3.1.2.3. All other AUTHORIZED USES: Two (2) acres.

130.14.3.1.3. Maximum floor area per establishment: Ten thousand (10,000) square feet.

130.14.3.1.4. Maximum HEIGHT OF STRUCTURE.

130.14.3.1.4.1. PRINCIPAL STRUCTURES other than PRINCIPAL BUILDINGS: three and one-half (3½) STORIES which may not exceed forty-five (45) feet in total height. **[Added 6-6-94 by Ord. No. 1631]**

130.14.3.1.4.2. PRINCIPAL BUILDINGS: Three and one-half (3½) STORIES which may not exceed forty-five (45) feet in total height. **[Added 6-6-94 by Ord. No. 1631]**

130.14.3.1.4.2.1. 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]**

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

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

130.14.3.1.4.3.2. 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]**

130.14.3.1.5. Maximum LOT COVERAGE: Twenty percent (20%).

130.14.3.1.6. YARD requirements: Same as SB ZONING DISTRICT. See § 130.13.3.1.5.

130.14.3.1.7. PARKING Requirements.

130.14.3.1.7.1. Minimum PARKING SPACES.

130.14.3.1.7.1.1. See § 130.7.6.

130.14.3.1.7.1.2. Offices: Same as SB ZONING DISTRICT. See § 130.13.3.1.6.1.

130.14.3.1.7.1.3. RETAIL USES: One (1) PARKING SPACE is required for every two hundred (200) square feet of GROSS LEASEABLE FLOOR AREA OF BUILDING.

130.14.3.1.7.1.4. SEMIPUBLIC USES: Same as R1 ZONING DISTRICT. § 130.8.3.1.7.3. **[Added 4-5-82 by Ord. No. 990; Amended 11-5-84 by Ord. No. 1104; 4-6-98 by Ord. No. 1761]**

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

130.14.3.1.7.1.6. PARKING SPACES FOR HANDICAPPED PERSONS: See § 130.13.3.1.6.1.6. **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.7.1.7. DAY CARE CENTERS: One (1) PARKING SPACE for each faculty and staff member, plus one (1) PARKING SPACE for each six (6) students. **[Added 9-7-93 by Ord. No. 1599]**

130.14.3.1.7.2. PARKING AREA AND DRIVEWAY requirements: See General regulations § 130.7.17.

130.14.3.1.8. LOADING BERTH requirements.

130.14.3.1.8.1. Minimum LOADING BERTHS.

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

130.14.3.1.8.1.2. RETAIL establishments:

FLOOR AREA OF BUILDING (Square feet)	LOADING BERTHS REQUIRED
Up to 2,400	1
2,400 to 5,000	2
5, 000 to 25,000	3
25,000 to 40,000	4 (including 1, 14 feet by 50 feet)
40,000 to 100,000	5 (including 2, 14 feet by 50 feet)
100,000 to 250,0000	6 (including 3, 14 feet by 50 feet)

130.14.3.1.8.1.3. 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. **[Added 4-5-82 by Ord. No. 990; Amended 11-5-84 by Ord. No. 1104; 10-1-90 by Ord. No. 1453; 4-6-98 by Ord. No. 1761]**

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

130.14.3.1.9. SIGNS. See Article V.

130.14.3.1.10. FENCES and PRIVACY FENCES. **[Amended 10-1-90 by Ord. No. 1453]**

130.14.3.1.10.1. Height: Not more than eight (8) feet above adjacent ground level.

130.14.3.1.10.2. Gates or other appropriate entries must be provided, of at least six (6) feet in width, to give necessary vehicular access.

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

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

130.14.3.1.13. Storage: Same as SB ZONING DISTRICT. See § 130.13.3.1.12.

130.14.3.1.14. 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]**

130.14.3.1.15. Standards for REVERSE VENDING MACHINES and SMALL COLLECTION FACILITIES.

130.14.3.1.15.1. REVERSE VENDING MACHINES located within a STRUCTURE require ZONING APPROVAL for STRUCTURAL ALTERATION and ERECTION OF STRUCTURES and ZONING APPROVAL for OCCUPANCY and USE and must comply with the following standards: **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.15.1.1. Must be established in conjunction with a commercial use or community service facility, which is in compliance with the Zoning, Building and Fire Prevention Codes of the TOWNSHIP; **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.15.1.2. Must be located within thirty (30) feet of the entrance to the commercial STRUCTURE and must not obstruct pedestrian or vehicular circulation; **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.15.1.3. Must not occupy PARKING SPACES or LOADING BERTHS or required DRIVEWAY aisles or LOADING BERTH maneuvering area required by the primary use; **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.15.1.4. Must occupy no more than fifty (50) square feet of floor space per installation, including any protective enclosure, and must not be more than eight (8) feet in height; **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.15.1.5. Must be constructed and maintained with durable waterproof and rustproof material; **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.15.1.6. Must be clearly marked to identify the type of material to be deposited, operating instructions, and the identity and phone number of the operator or responsible person to call if the machine is inoperative; **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.15.1.7. Must be maintained in a clear, litter-free condition on a daily basis; **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.15.1.8. Must maintain operating hours of at least the operating hours of the host use; and **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.15.1.9. Must be illuminated to ensure comfortable and safe operation if operating hours are between dusk and dawn. **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.15.2. SMALL COLLECTION FACILITIES must comply with the following conditions: **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.15.2.1. Must be established in conjunction with an existing commercial use or community service facility which is in compliance with the Zoning Building and Fire Prevention Codes of the TOWNSHIP; **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.15.2.2. Must be no larger than five hundred (500) square feet and occupy no more than five (5) parking spaces not including space that will be periodically needed for removal of material or exchange of containers; **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.15.2.3. Must be set back at least ten (10) feet from any LOT LINE and must not obstruct pedestrian or vehicular circulation; **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.15.2.4. Must accept only glass, metals, plastic containers, papers and reusable items. Used motor oil may be accepted with permission of the TOWNSHIP; **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.15.2.5. Must use no power-driven processing equipment except for REVERSE VENDING MACHINES; **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.15.2.6. Must use containers that are constructed and maintained with durable waterproof and rustproof material, covered when site is not attended, secured from unauthorized entry or removal of material, and must be of a capacity sufficient to accommodate materials collected and collection schedule; **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.15.2.7. Must store all RECYCLABLE MATERIAL in containers or in the mobile unit vehicle, and shall not leave materials outside of containers when attendant is not present; **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.15.2.8. Must be maintained free of litter and any other undesirable materials; mobile facilities, at which truck or containers are removed at the end of each collection day, must be swept at the end of each collection day; **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.15.2.9. Must not exceed noise levels of 60 dBA as measured at the property line of residentially zoned or occupied property, otherwise shall not exceed 70 dBA; **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.15.2.10. Attended facilities located within one hundred (100) feet of a property zoned or occupied for residential use may operate only during the hours between 9:00 a.m. and 7:00 p.m.; **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.15.2.11. Containers for the 24-hours donation of materials must be at least thirty (30) feet from any

property zoned or occupied for residential use unless there is a recognized service corridor and acoustical shielding between the containers and the residential use; **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.15.2.12. Containers must be clearly marked to identify the type of material which may be deposited; the facility must be clearly marked to identify the name and telephone number of the facility operator and the hours of operation, and display a notice stating that no materials may be left outside the recycling enclosure or containers; **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.15.2.13. The facility may not impair the landscaping otherwise required for any concurrent use or any permit issued pursuant thereto; **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.15.2.14. No additional PARKING SPACES are required for customers of a SMALL COLLECTION FACILITY located at the established PARKING AREA for a host use. One (1) PARKING SPACE may be provided for the attendant, if needed. **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.15.2.15. MOBILE RECYCLING UNITS must have an area clearly marked to prohibit other vehicular parking during hours when the mobile unit is scheduled to be present. **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.15.2.16. Occupation of PARKING SPACES by the SMALL COLLECTION FACILITY and by the attendant may not reduce available PARKING SPACES below the minimum number required for the primary host USE. **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.15.2.17. If the permit expires without renewal, the collection facility must be removed from the site on the day following permit expiration. **[Added 10-1-90 by Ord. No. 1453]**

130.14.3.1.16. Hours of operation are between the hours of 6:00 a.m. and 11:00 p.m. unless otherwise specified within the CODE. **[Added 2-3-15 by Ord. No. 2130]**

130.14.3.2. Express standards and criteria for granting CONDITIONAL USES. ALL CONDITIONAL USES are subject to the general requirements of 130.14.3.1. and, to the following express standards and criteria:

130.14.3.2.1. DAY CARE CENTERS.

130.14.3.2.1.1. General safety of the area and opportunities for outdoor recreation must be evaluated.

130.14.3.2.1.2. Outdoor play areas must be protected by a security FENCE with self-latching gate.

130.14.3.2.1.3. Safe access and areas for discharging and picking up children must be provided.

130.14.3.2.2. Access and traffic control.

130.14.3.2.2.1. See § 130.7.8.

130.14.3.2.2.2. Direct access must be provided from the PLANNED DEVELOPMENT SITE to a PUBLIC STREET classified as a COLLECTOR STREET. Vehicular access from the SITE to U.S. Route 19 is not permitted. Access and egress to and from the SITE and all traffic channelization and control must be designed to prevent congestion and to accommodate peak traffic demands without hazard or great delay.

130.14.3.2.3. 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.

130.14.3.2.4. LONG-TERM CARE FACILITY, MAJOR PERSONAL CARE HOMES, PUBLIC and SEMIPUBLIC USES: Same as R3 ZONING DISTRICT. See § 130.10.3.2.1. and § 130.10.3.2.3. **[Added 4-5-82 by Ord. No. 990]**

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

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

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

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

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

130.14.3.2.5.5. 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.

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

130.14.3.2.5.7. 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.

130.14.3.2.5.8. 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.

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

130.14.3.2.5.10. 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.

130.14.3.2.5.11. 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.

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

130.14.3.2.6. MASSAGE THERAPY ESTABLISHMENT must meet the following requirements: **[Entire Section Added 8-3-09 by Ord. No. 2026]**

130.14.3.2.6.1. State or national certification such as National Certification Board for Therapeutic Massage & Bodywork, American Massage Therapy Association, Association of Bodywork & Massage Practitioners, National Certification Commission for Acupuncture and Oriental Medicine or International Massage Association or approved equivalent shall be required for all employees, excluding administrative staff. In addition, all employees, excluding administrative staff, must have at least 500 hours of professional training.

130.14.3.2.6.2. Hours of operation shall be defined as 8:00am to 10:00pm. **[Amended 10-2-17 by Ord. No. 2177]**

130.14.3.2.6.3 A MASSAGE THERAPY ESTABLISHMENT shall operate in compliance with all applicable rules and regulations of the Commonwealth of Pennsylvania, and provide a copy of the required license from the Bureau of Professional and Occupational Affairs. Also, the applicant must comply with all applicable rules and regulations of the Allegheny County Health Department.

130.14.3.2.6.4. Until such time as final regulations are promulgated by the Pennsylvania Bureau of Professional and Occupational Affairs and/or the State Board of Massage Therapy relating to the licensure of massage therapists, any such MASSAGE THERAPY ESTABLISHMENT and any personnel employed by or otherwise affiliated with such MASSAGE THERAPY ESTABLISHMENT, shall satisfy and fully comply with all requirements set forth in The Massage Therapy Law, Act 118 of October 9, 2008, including, but not limited to, all such requirements relating to education, professional training, and certification by appropriate trade organizations. Failure to satisfy or comply with such requirements shall be a proper basis for the TOWNSHIP to deny or revoke an occupancy permit of a MASSAGE THERAPY ESTABLISHMENT.

130.14.3.2.6.5. A MASSAGE THERAPY ESTABLISHMENT shall submit documentation to demonstrate compliance with the requirements of the Zoning Code by December 31st of each year. Failure to submit the required documentation shall be a proper basis for the TOWNSHIP to deny or revoke an occupancy permit to a MASSAGE THERAPY ESTABLISHMENT.

130.14.3.2.7. OIL AND GAS DRILLING OPERATIONS: same as R1, 130.8.3.2.4. **[Added 11-8-10 by Ord. No. 2042]**

130.14.3.2.8. DISTRIBUTED ANTENNA SYSTEMS (DAS): same as R1, 130.8.3.2.5. **[Added 6-1-15 by Ord. No. 2136]**

PAGES 265-270 RESERVED FOR FUTURE USE.