

370 GENERAL COMMERCIAL (GC) DISTRICT

371 Intent

The purpose of this district is to provide a place for the location of commercial uses that serve residents of the Township and surrounding area.

372 Permitted Uses

Only one permitted use per lot of the following uses are permitted by right in this district:

372.1 Single family detached dwelling.

372.2 Agriculture.

372.3 Place of Worship.

372.4 A building, structure or facility owned and used by a public utility for the direct provision of services to the public.

372.5 Municipal building, structure, recreation area or facility of the Township.

372.6 Retail store or shop.

372.7 Business or professional office, medical office or facility.

372.8 Artist studio or design studio.

372.9 Bank or other financial institution.

372.10 Barber shop, beauty shop, self-service laundry or dry cleaning establishment, tailor or dressmaking shop, or other personal service store or shop.

372.11 General servicing or repair shop, such as watch, clock, radio, TV or other home appliance repair.

372.12 Restaurant, café, tavern or other place serving food and beverage with or without entertainment.

372.13 Automobile sales with accessory service facilities.

372.14 Outdoor storage of automobiles for sale.

372.15 Automatic Car wash station

372.16 Filling station with or without convenience store.

372.17 Hotel, motel.

372.18 Theatre, playhouse, movie theater.

372.19 Funeral home.

372.21 Storage Facilities

372.22 Laundromat

372.23 Veterinary office or animal hospital

372.24 Forestry

373 Accessory Uses

373.1 Private garage or private parking area, pursuant to Section 430.

373.2 Off-street parking area pursuant to the provisions of Section 430.

373.3 Signs, pursuant to the provisions of Section 440.

373.4 Home occupations, pursuant to the provisions of Section 450.

373.5 Non-commercial swimming pools, pursuant to Section 424.

373.6 Other customary accessory structures and uses, pursuant to Section 411.

373.7 No-Impact home based business, pursuant to Section 451.

374 Special Exception Uses

Applications for these uses are subject to review by the Zoning Hearing Board according to the provisions of Section 740. These uses shall be permitted after the Zoning Hearing Board has determined that the relevant standards and criteria contained in Section 550 are met. The Zoning Hearing Board may attach any reasonable conditions and safeguards, in addition to those expressed in the Ordinance, as it may deem necessary to implement the purpose of this Zoning Ordinance and to protect the public health, safety, morals and the general welfare. Only the following special exception uses are permitted in this district:

374.1 Day care centers.

374.3 Extended Care Facility

374.2 Conversions to apartments.

375 Lot Area, Width, Building Coverage and Height, and Frontage on Approved Public Streets Requirements

	Minimum Lot Area	Minimum Lot Width	Maximum Building Coverage of Lot	Maximum Building Height
All permitted uses	1 acre	150 ft.	20%	35 ft.

375.1 Multiple uses are required to meet minimum area requirements for each use (example: 1 use – 1 acre, 2 uses – 2 acres).

375.2 Any building lot of less than 20,000 sq. ft. which was created through a major subdivision plan recorded prior to the date of enactment of this ordinance shall be required to connect to either a public water supply system or public sewage disposal system.

376 Minimum Yard Requirements

	Front Yard	Side Yards	Side Yard with Abutting Street	Rear Yard
All permitted uses	50 ft.	20 ft.	50 ft.	50 ft.

377 Site Plan Approval

377.1 Required for permitted uses listed in this district pursuant to the provisions of Section 650, except single family detached dwellings, crop farming and buildings or structures by electric or telephone companies.

377.2 Required for all Special Exception Uses.