

## Section 206 (LC) Local Commercial Zone

**206.1. Purpose** - The purpose of this Zone is to provide basic convenience commercial goods and services to local residents who live in the existing Villages. Uses have been limited to those that residents are likely to need on a daily or regular basis. Overall, retail size has been restricted to prevent the establishment of intensive commercial uses that exceed the local orientation of this Zone. These Zones have been sized to permit a grouping of several businesses; lot sizes may vary depending upon the use of public utilities. These Zones have been located amid the various residential concentrations to facilitate convenient access to these services without creating additional congestion to and from larger commercial centers. Strict design standards have been imposed to keep uses in this Zone compatible with nearby homes.

### 206.2. Permitted Uses

1. Offices;
2. Banks and similar financial institutions;
3. Restaurants (but not including drive-thru or fast-food restaurants or nightclubs);
4. Retail sale and/or rental of goods (including convenience stores), provided the total sales and/or display area is less than 3,600 square feet;
5. Retail services including: barber/beauty salons; music, dance, art or photographic studios and repair of clocks and small appliances;
6. Medical and dental clinics and offices;
7. Veterinarian offices provided no outdoor keeping of animals is permitted;
8. Public uses and public utilities structures;
9. Shopping centers with any of those uses permitted in this section;
10. Dwellings subject to the requirements of the Residential Zone, which abuts the LC Zone in which the site is located;
11. Churches and related uses;
12. Recycling collection facilities, provided such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of any material, good or furnishing that cannot be placed within the actual recycling bin, and the total size of the facility is less than 300 square feet; and,
13. Accessory uses customarily incidental to the above permitted uses.

### 206.3. Special Exception Uses (See Section 604.3.)

1. Commercial day-care facilities (See Section 417);
2. Private schools (excluding vocational and mechanical trade schools) (See Section 441);
3. Dry cleaners, laundries, and laundromats (See Section 422);
4. Automobile filling stations (including minor incidental repair) (See Section 405); and,
5. Cell site antenna (See Section 453.2).

**206.4. Lot Area, Lot Width, and Lot Coverage Requirements** - See the following table:

Utilized Public Utilities	Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage
None	43,560 sq. ft.*	200 ft.	35%
Public Water	32,670 sq. ft.*	150 ft.	40%
Public Sewer	20,000 sq. ft.	125 ft.	45%
Both Public Sewer and Public Water	15,000 sq. ft.	100 ft.	70%

\* Unless otherwise specified, all uses within this Zone shall contain a minimum lot area sufficient to meet the requirements of PaDEP for water supply and wastewater disposal, as well as setback, lot coverage and other dimensional requirements.

**206.5. Minimum Setback Requirements** (Principal and Accessory Uses.)

1. Front yard setback - All buildings, structures (except permitted signs), and outdoor loading areas shall be set back at least ten feet (10') from the right-of-way of a local street, thirty feet (30') from a collector, and forty feet (40') from an arterial. Off-street parking lots shall be set back a minimum of twenty feet (20') from the street right-of-way.
2. Side yard setback - All buildings and structures (except permitted signs) shall be set back at least fifteen feet (15') from the side lot lines. Off-street parking lots and loading areas shall be set back at least ten feet (10') from the side lot lines, unless joint parking facilities are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking and/or loading facilities.
3. Rear yard setback - All buildings, structures, off-street parking lots and loading areas shall be set back at least twenty feet (20') from the rear lot line.
4. Residential buffer strip - Any lot adjoining land within a residential zone shall maintain a twenty-five (25) foot separation for nonresidential buildings, structures, off-street parking lots and loading areas from the residentially-zoned parcels. Such areas shall be used for a landscape strip and screen.

**206.6. Maximum Permitted Height** - Thirty-five feet (35').

**206.7. Off-Street Loading** - Off-street loading shall be provided as specified in Section 312 of this Ordinance. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential zone, nor any side of a building facing an adjoining street.

**206.8. Off-Street Parking** - Off-street parking shall be provided as specified in Section 311 of this Ordinance.

**206.9. Signs** - Signs shall be permitted as specified in Section 314 of this Ordinance.

**206.10. Driveway and Access Drive Requirements** - All driveways serving single-family dwellings shall be made in accordance with Section 309 of this Ordinance. All access drives serving other uses shall be in accordance with Section 310 of this Ordinance.

- 206.11. Screening** - A visual screen must be provided along any adjoining lands within a residential zone, regardless of whether or not the residentially zoned parcel is developed. (See Section 313 of this Ordinance.)
- 206.12. Landscaping** - Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (See Section 313 of this Ordinance.)
- A minimum ten (10) foot wide landscape strip shall be provided along all property lines. Such landscape strip can be waived for that portion of the site occupied by a joint parking lot and/or loading area shared by adjoining uses.
- 206.13. Waste Products** - Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads and/or properties. All dumpsters shall be set back a minimum of fifty feet (50') from any adjoining residentially zoned properties. All waste receptacles shall be completely enclosed.
- 206.14.** All uses permitted within this Zone shall also comply with the General Provisions in Article 3 of this Ordinance.
- 206.15. Commercial Operations Standards** - All commercial operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal Government regulations, as required by the most recent regulations made available from these governmental bodies.
- 206.16. Outdoor Storage** - Within this Zone, no outdoor storage or display of merchandise is permitted.