

Chapter 230. Zoning

Article XXI. GC-2 General Commercial and Highway Commercial District

§ 230-130. Use regulations.

- A. On lots with a minimum area of 10,000 square feet and a minimum width at the building line of 75 feet, a building may be erected, altered or used, or a lot may be used or occupied for any of the following purposes:
- (1) Retail establishment for the sale of dry goods, variety merchandise, clothing, food, beverages, flowers, plants, drugs, furnishings, or other household supplies; sale and repair of jewelry, clocks, optical goods, or musical instruments, or scientific or professional instruments, and similar goods.
 - (2) Restaurant, cafe or similar establishment serving food or beverage, but excluding drive-in or fast food establishments.
 - (3) Retail service shop, including but not limited to bakery, custom tailoring shop, household appliance repair shop, provided that a minimum of 30% of a shop used for such purposes is devoted to customer use and that such area is completely separated from any area devoted to a processing activity by a wall or partition.
 - (4) Personal service shop, including but not limited to hairdresser, barbershop, shoe repair, dry-cleaning establishment, provided that any dry-cleaning establishment shall be a nonflammable type of operation and that a minimum of 30% of a shop used for such purpose shall be devoted to customer use.
 - (5) Business or professional office; studio.
 - (6) General service or contractor's shop, including carpenter, cabinet making, furniture repair, light metal working, tinsmith, plumbing, electrician, or similar use.
 - (7) Wholesale business establishment.
 - (8) Bank or financial institution, excluding any such use with drive-in teller facilities.
 - (9) Along Bethlehem Pike (Pennsylvania Route 309) only, off-premises signs shall be permitted when authorized as a special exception and subject to § 230-209D of this chapter.
[Added 8-27-2012 by Ord. No. 2012-5]
- B. On lots with a minimum area of 30,000 square feet and a minimum width at the building line of 125 feet, a building or group of buildings may be erected, altered or used, or a lot may be used or occupied for any of the following purposes:
- (1) Any use permitted in Subsection A above.
 - (2) Bank or financial institution, including any such use with drive-in teller facilities.
 - (3) Automatic or self-service car wash.
 - (4) Automobile parking lot.
 - (5) Automatic self-service laundry.

- (6) Indoor storage building or warehouse, provided that such use is ancillary to a retail or wholesale business conducted in the same building.
 - (7) Indoor place of amusement, excluding coin-operated amusement machine establishment (consisting of more than three machines).
 - (8) Motor vehicle repair shop.
 - (9) Used car lot or lot for the sale of recreation vehicles, camping trailers, mobile homes, or similar vehicles, provided that any area(s) needed for maneuvering of these vehicles is provided on the lot so that no temporary storage or parking of these vehicles occurs on abutting roadways, and further provided that these vehicles are so arranged on the lot that any clear sight triangles, as required in Article IV, § 230-14, are provided.
 - (10) Public garage or automobile sales agency.
 - (11) Yard for the storage and sale of coal, fuel, oil, or building materials, provided that such area shall be enclosed and completely screened from view by a visually opaque fence a minimum of six feet high or by suitable evergreen shrubbery or a combination of both.
 - (12) Drive-in and fast food restaurant.
 - (13) Post office.
 - (14) Hotel, motel, tourist home or rooming house for transient purposes only.
 - (15) Any use of the same general character as those listed in Subsection B(1) through (13) herein.
 - (16) Automobile service station, or fuel pump services islands on the same site as any use permitted in this subsection or Subsection C, as a special exception when authorized by the Zoning Hearing Board, provided the following criteria are met:
 - (a) Fuel pumps shall be set back a minimum of 25 feet from the ultimate right-of-way.
 - (b) All automobile servicing activities, except those to be performed at fuel pumps, shall be performed within a completely enclosed building.
[Amended 12-14-2005 by Ord. No. 297]
 - (c) No portion of any vehicular parking spaces, intended to serve other uses on the site, shall be located within 30 feet of any fuel pumps.
 - (d) The location of fuel pumps shall be so planned as not to interfere with the use of parking spaces intended to serve other uses on the site and as not to impede internal circulation on the site.
- C. On lots with a minimum area of two acres and a minimum width at the building line of 175 feet, a building or group of buildings may be erected, altered or used and a lot may be used or occupied for any of the following purposes:
- (1) Any use permitted in Subsection B above.
 - (2) Farm and garden supply center, including outdoor storage and sales area, provided that no area of outdoor storage shall be located less than 20 feet from a property line.
 - (3) Outdoor place of amusement or recreation.
 - (4) Club for social, fraternal, civic, cultural or educational purposes.
- D. Accessory uses on the same lot with, and customarily incidental to, any of the uses contained in Subsections A, B and C shall be permitted.
- E. Municipal building.
[Added 12-23-2002 by Ord. No. 1153]

- F. An Easton Road Mixed-Use Commercial Development is permitted by conditional use, provided the following criteria are met and when authorized by Township Council in accordance with the regulations and standards contained herein:

[Added 12-9-2015 by Ord. No. 2015-8]

- (1) Conditions:
 - (a) The gross tract area must be a minimum of seven acres; and
 - (b) The tract must have a minimum frontage along Easton Road of 500 feet.
- (2) The Easton Road Mixed-Use Commercial Development may consist of any one or a combination of the following uses:
 - (a) Any use permitted in Subsection B above.
 - (b) A convenience store with fuel dispensing facilities, provided the following criteria are met:
 - [1] Fuel pumps shall be set back a minimum of 50 feet from the ultimate right-of-way.
 - [2] Buffering shall be provided along the Easton Road frontage in accordance with the requirements of the Township Subdivision and Land Development Ordinance.^[1]
 [1] *Editor's Note: See Ch. 198, Subdivision and Land Development.*
 - [3] No portion of any vehicular parking spaces intended to serve other uses on the site shall be located within 30 feet of any fuel pumps.
 - [4] There shall be no more than eight fuel dispensing islands with no more than 16 fueling positions.
 - [5] No deliveries or pickup of inventory, merchandise, foodstuffs, trash, or other products, shall occur between 12:00 midnight and 6:00 a.m.
 - [6] Canopies are permitted, provided they are set back at least 50 feet from property lines and ultimate right-of-way lines.
 - [7] No trash enclosure may be located within any front yard setback area or within 30 feet from any principal structure used as a single-family dwelling.
- (3) Parking. Required off-street parking shall be in accordance with § 230-32, except that the total number of on-site parking spaces for all of the uses may be reduced based on the following:
 - (a) Common parking area. The aggregate number of parking spaces required for all uses which will share the common parking area may be reduced up to a maximum of 25% if the applicant can demonstrate to Township Council's satisfaction that a greater efficiency is effected by joint use of a common parking area, or that other circumstances warrant such reduction (i.e., complementary operating hours of the uses which will be sharing the parking area); and
 - (b) Shared offsite parking areas. A maximum 20% of the total required number of parking spaces before the common parking area reduction is applied may be provided offsite, provided the following conditions are met:
 - [1] The owners of the two or more lots sharing the parking area shall submit a site plan showing joint use and location of the shared off-street parking area.
 - [2] The shared off-street parking area shall be adjacent to and within 200 feet of the building that will be served by the shared parking area.
 - [3] The owners of the two or more lots sharing the parking area shall execute and record irrevocable perpetual easements and rights-of-way for use of and access to the shared off-street parking area.

- [4] Marked crosswalks indicating the locations for pedestrians to cross and designating right-of-way for motorists to yield to pedestrians shall be provided.
- (4) Vegetative cover. For integrated developments requiring conditional use approval, the minimum area of vegetative cover of 20% shall be provided.
- (5) Buffer yards abutting residential districts or uses. For integrated developments requiring conditional use approval, buffer yards abutting residential districts or residential uses shall be composed of a screen buffer, in accordance with the following requirements:
- (a) Definition. A "screen buffer" is a predominantly evergreen perimeter landscape planting intended to provide a visual separation between neighboring developments. A screen buffer is intended to be an impenetrable visual screen. However, it is not intended to be a monoculture planting. No more than 25 trees of the same species shall be permitted in a row.
- (b) Location.
- [1] The screen buffer may include fencing and berms or a combination thereof so as to provide a substantial visual and physical barrier between adjacent residential land uses. The screen buffer shall be aligned adjacent and parallel to side and rear property lines abutting residential districts and residential uses.
- [2] Screen buffers abutting residential-zoned properties shall be 35 feet in width. Screen buffers may contain drive aisles and parking space, provided a minimum ten-foot width of densely planted buffer is maintained along the residential property line.
- [3] A screen buffer may be required adjacent to the front yard or street right-of-way if a residential district is the adjacent land use.
- [4] The screen buffer shall be arranged to provide clear sight triangles at street intersections and shall not obstruct sight distance requirements of the Township. The screen planting shall be continuous and shall be broken only at points of vehicular or pedestrian access.
- (c) Screen buffer size and type.
- [1] Trees used for screen buffers shall be composed of predominantly evergreen varieties. Shrubs may be a combination of evergreen and deciduous varieties. The required plant material shall be so arranged as to provide immediate visual screen of 50% and at least eight feet in height at the time of planting. Where the screen buffer planting requires more than 50 trees, no more than 1/2 of these trees will be of a single variety.
- [2] Walls, fences and/or earth berms may be used in combination with evergreen plant material, subject to the approval of Township Council. Details and elevations of fences and walls are to be provided to the Township Engineer for review.
- (d) Existing vegetation. In cases where preserved natural features existing on site essentially duplicate the planting requirements of this chapter, these requirements may be waived or modified.
- (6) A decorative pedestrian walkway, consistent with the architectural character and materials of the structures, shall connect the sidewalks with and provide direct access to each building.
- (7) Special conveyancing. The separate ownership or conveyance of a parcel or parcels within the approved Easton Road Mixed-Use Commercial Development is permitted and must comply with the following conditions:
- (a) Irrevocable cross-easements in favor of and duly binding on all title owners within the area of the approved integrated development plan, their successors and assigns, with respect to use, control and maintenance of the common areas, including access, green area, and parking areas, are in effect and recorded. All easements shall be submitted to the Township Solicitor for review prior to recording.

- (b) Application of zoning regulations, including, but not limited to, building coverage, impervious coverage, parking, loading and landscaping, as well as required area, width and yard regulations, shall apply to an overall lot approved as an integrated development plan. Individual lots created pursuant to this section need not comply with these zoning requirements.
- (c) For purposes of this section, an integrated development plan shall be defined as a plan for the development of one or more contiguous tracts of property located within the GC-2 General Commercial and Highway Commercial District, regardless of ownership, for one or more uses provided under § **230-130F**.