

*Township of East Cocalico, PA
Wednesday, November 20, 2019*

Chapter 220. Zoning

Article II. Zone Regulations

§ 220-21. General Commercial Zone (C-1).

- A. Purpose. This zone provides suitable locations for highway-oriented retail, service and entertainment businesses. The uses may involve outdoor activities and/or storage areas like automobile, boat and trailer sales and service establishments. The uses provided in this zone are meant to serve local residents, as well as those motorists passing through the Township. Access to these areas is provided by adjoining major roads. Because of the high volumes of traffic on these adjoining roads, careful vehicular access is required. Specific setbacks are imposed upon outdoor storage areas to protect adjoining properties. Lot sizes will be determined by the availability of public utilities.



- B. Permitted uses.
[Amended 10-5-2005 by Ord. No. 2005-03; 2-15-2006 by Ord. No. 2006-03; 10-1-2008 by Ord. No. 2008-03]
- (1) Adaptive use with more than one principal use of a building that existed on October 6, 2008; or adaptive use with more than one principal use of a building that gained land development approval after October 6, 2008; both subject to the requirements listed in § **220-129.1** of this chapter.
 - (2) Agricultural (excluding commercial livestock and/or commercial produce operations, horticultural and forestry uses) subject to the standards listed in § **220-12** of this chapter;
 - (3) Banks and similar financial institutions;
 - (4) Churches and related uses;
 - (5) Dry cleaners, laundries and laundromats;
 - (6) Forestry uses;
 - (7) Hotels, motels and similar lodging facilities;

- (8) Laboratories;
 - (9) Municipal services and/or public utilities structures;
 - (10) Offices;
 - (11) Recycling collection facilities as an accessory use, 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;
 - (12) Restaurants and taverns (but not including drive-through or fast-food restaurants or nightclubs);
 - (13) Retail sale and/or rental of goods and services, when conducted within a completely enclosed building (including auto parts stores, without installation);
 - (14) Shops for contractors of plumbing, heating, air conditioning, electrical, roofing, flooring, glass and windows, insulation, carpentry and cabinetmaking, and other structural components of buildings;
 - (15) Theaters and auditoriums;
 - (16) Nursery and garden centers;
 - (17) Minor municipal service or utility facilities;
 - (18) Veterinary offices, excluding animal hospitals as defined herein;
 - (19) Local planned centers (see § **220-121.1**);
 - (20) Home occupations (see § **220-96**);
 - (21) Accessory uses customarily incidental to the above permitted uses, including but not limited to accessory day-care facilities, as defined herein and the occupancy of a single dwelling unit within the same building as a principal commercial use, provided the building existed as a principal detached residence on October 6, 2008.
- C. Special exception uses (subject to the review procedures of § **220-142C**).
- (1) Amusement arcades (see § **220-65**);
 - (2) Automobile filling stations (including minor incidental repair) (see § **220-68**);
 - (3) Automobile, boat, farm machinery, recreational vehicle and trailer sales, service and/or repair facilities (see § **220-69**);
[Amended 10-1-2008 by Ord. No. 2008-03]
 - (4) Car washes (see § **220-74**);
 - (5) Commercial and private schools (see § **220-77**);
 - (6) Commercial day-care facilities (see § **220-79**);
 - (7) Commercial recreation facilities (see § **220-81**);
 - (8) Convenience stores (see § **220-83**);

- (9) Drive-through and/or fast-food restaurants (see § **220-85**);
- (10) Farmers', antiques and/or flea markets (see § **220-89**);
- (11) Funeral homes (see § **220-90**);
- (12) Health and recreation clubs (see § **220-93**);
- (13) Home improvement and building supply stores (see § **220-95**);
- (14) Mass transportation depots (see § **220-104**);
- (15) Mini-warehouses (see § **220-106**);
- (16) Municipal service ventures (see § **220-129**);
- (17) Nightclubs (see § **220-109**);
- (18) Nursing, rest or retirement homes (see § **220-111**); and
- (19) Two-family conversions (see § **220-125**).
- (20) Regional planned center (see § **220-121.1**).

[Added 10-1-2008 by Ord. No. 2008-03^[1]]

[1] *Editor's Note: This ordinance also repealed former Subsection C(20), added 10-5-2005 by Ord. No. 2005-03, which listed automobile, boat, farm machinery, and trailer sales as special exception uses.*

D. Conditional uses (subject to the review procedures of § **220-151**).

- (1) Local shopping center. (See § **220-121**).
[Amended 10-18-2006 by Ord. No. 2006-08]

E. Lot area, lot width, and lot coverage requirements. See the following table:

Required Public Utilities	Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage
None	43,560 sq. ft. ¹	200 feet	55%
Public Water	32,670 sq. ft. ^{1,2}	150 feet	60%
Public Sewer	20,000 sq. ft. ²	125 feet	65%
Both Public Sewer and Public Water	20,000 sq. ft. ²	125 feet	70%

NOTES:

¹All uses relying upon on-lot sewers shall comply with § **220-47** of this chapter.

²All uses with lot sizes of less than one acre shall be required to make use of a shared access drive and shared off-street parking with one or more adjoining uses.

F. 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 35 feet from the street right-of-way; off-street parking lots and outdoor storage areas shall be set back a minimum of 20 feet from the street right-of-way. The required front yard setbacks vary for properties that conform to the Township's Corridor Assessment Policy. See § **220-60** of this chapter for additional information.

- (2) Side yard setback. All buildings and structures (except permitted signs) shall be set back at least 25 feet from the side lot lines. Off-street parking lots, loading areas, and outdoor storage areas shall be set back at least 10 feet 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, loading areas, and outdoor storage areas shall be set back at least 15 feet from the rear lot line.
 - (4) Residential buffer strip. Any lot adjoining land within a residential zone shall maintain a twenty-foot setback for nonresidential buildings, structures, off-street parking lots, loading areas and outdoor storage areas, from the residentially zoned parcels. Such areas shall be used for a landscape strip and screen.
- G. Maximum permitted height: 35 feet, except that buildings up to 50 feet in height are permitted when set back at a distance at least equal to their height from all property lines. Prior to granting approval for any occupied structure over 35 feet in height, the applicant shall be required to obtain a letter from the Fire Chief of the "primary call" fire company determining that the building has adequate fire suppression equipment and/or that adequate fire-fighting and rescue capabilities exist to serve such a structure.
- H. Off-street loading. Off-street loading shall be provided, as specified in § **194-31** of Chapter **194**, Subdivision and Land Development. 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.
- I. Off-street parking. Off-street parking shall be provided, as specified in § **220-42** of this chapter.
- J. Signs. Signs shall be permitted, as specified in § **220-45** of this chapter.
- K. Driveway and access drive requirements. All driveways serving single-family dwellings shall be in accordance with § **220-40** of this chapter. All access drives serving other uses shall be in accordance with § **194-28** of Chapter **194**, Subdivision and Land Development, except that a use shall be limited to one access drive per road frontage, unless said frontage exceeds 300 feet, in which case, one additional access drive shall be permitted.
- L. Screening. A visual screen must be provided along any existing residential use and any adjoining lands within a residential zone, regardless of whether or not the residentially zoned parcel is developed. (See § **220-44** of this chapter.)
- M. Landscaping.
- (1) 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 § **220-44** of this chapter.)
 - (2) A minimum ten-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.
- N. Waste products. Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads or properties. All dumpsters shall be set back a minimum of 50 feet from any adjoining residentially zoned properties. All waste receptacles shall be completely enclosed within a fenced or masonry enclosure, equipped with a self-latching door or gate.
- O. 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. For a listing of some regulations, refer to § **220-48** of this chapter.

- P. Outdoor storage. Within this zone, only the outdoor storage of vehicles, heavy equipment trailers, recreational vehicles, mobile homes, nursery and garden stock, sheds, playground equipment, pet houses and other similar outdoor appurtenances is permitted, provided all outdoor storage areas comply with the setbacks imposed within this section.
- Q. All uses permitted within this zone shall also comply with the applicable general provisions in Article **III** of this chapter.