

ARTICLE IX

(CR) LIMITED COMMERCIAL/RESIDENTIAL DISTRICT

Section 901. INTENDED PURPOSE

The purpose of the (CR) limited Commercial/Residential District is to provide for flexibility in use in transitional areas suitable for compatible limited commercial and residential uses, to establish standards designed to minimize traffic congestion and provide adequate buffers to adjacent residential and agricultural areas.

Section 902. PERMITTED USES

A. Any form of agriculture, horticulture, or floriculture, and any accessory uses or structures appurtenant thereto.

B. Single-family detached dwelling.

C. Cluster subdivision/land development in accordance with Section 1201.A.9 herein.

D. Home occupations.

E. Bed and breakfast establishments.

F. Any retail business whose principal activity is the sale of merchandise in an enclosed building, such as hardware, variety, clothing, personal . service shops, appliance stores and similar retail activities.

G. Convenience stores, including the sale of motor fuels.

H. Bakery, candy, pastry, confectionery or ice cream retail sales, with minor related processing permitted.

I. Business, financial, professional offices, including financial institutions.

J. Studios for instruction in dance, music, arts and sciences.

K. Retail sales in which a workshop, repair shop and retail showroom are required, provided that not more than twenty-five (25%) percent of the total usable floor area of the establishments shall be used for repair activities.

L. Eating and drinking establishments (excluding drive-through and walk-up facilities).

M. Boarding homes.

N. Family day care facilities.

O. Group day care facilities.

P. Adult day care facilities.

Q. Funeral homes.

R. Clubs and lodges.

S. Medical centers.

T. Halfway house.

U. Public and private parks, playgrounds and municipal recreation areas.

V. Municipal uses, public libraries, emergency services facilities and museums.

W. Public utility and communication uses where operation requirements necessitate locating within the District.

X. Signs, when erected and maintained in accordance with the Wysox Township Ordinance controlling the use of Signs, as amended..

Y. Uses and buildings on the same lot customarily accessory and incidental to any permitted uses.

Section 903. SPECIAL EXCEPTIONS

The following special exceptions may be permitted by the Zoning Hearing Board, following review and comment by the Planning Commission, pursuant to standards and criteria as set forth in Articles XII and XVIII herein.

- A. Single-family semi-detached dwelling.
- B. Single-family attached dwelling (row-house, townhouse and multiplex dwelling).
- C. Two-family detached dwelling.
- D. Conversion apartment.
- E. Accessory apartment.
- F. Family care facilities.
- G. Group care facilities.
- H. Churches or similar places or worship, including accessory residential uses.
- I. Public and private schools.
- J. Surface mining.
- K. Radio and television antennas.

Section 904. HEIGHT REGULATIONS

A The height of any building shall not exceed thirty-five (35') feet.

Section 905. LOT AREA, LOT WIDTH AND IMPERVIOUS COVERAGE REGULATIONS

A. Residential Uses

1. The minimum lot area per dwelling unit, minimum lot width at the building setback line and maximum lot coverage shall not be less than that indicated below:

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1. The minimum lot area per dwelling unit, minimum lot width at the building setback lines and maximum lot coverage shall be not less than that indicated below:

ON LOT SEPTIC SYSTEMS

DWELLING TYPE	LOT AREA/ DWELLING UNIT (square feet)	LOT WIDTH AT SETBACK (feet)	COVERAGE (%)
Single-family Detached	43,560	150	40

PUBLIC SANITARY SEWER

DWELLING TYPE	LOT AREA/ DWELLING UNIT (square feet)	LOT WIDTH AT SETBACK (feet)	COVERAGE (%)
Single-family detached	20,000	100	40
Single-family Semi-detached	10,000	50	50
Single-family attached	4,000	20	50
Two-family 1 detached	12,000	100	50

Apartment	4,000	--	50
Accessory 1 apartment	2,500	100	50
Conversion 1 apartment	8,000	100	50
1 per building			

B. Nonresidential Uses

1. For a permitted nonresidential use, the lot area shall be based upon required setbacks, coverage, parking and loading/unloading standards, and availability of public sanitary sewer, but in case shall be less than twenty thousand (20,000) square feet.

2. Minimum lot width at building setback line: One hundred (100') feet.

3. Unless otherwise specified herein, lot coverage for permitted nonresidential uses shall not exceed fifty (50%) percent.

C. At least twenty (20%) percent of the lot area shall be maintained with a vegetative cover.

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Section 906. SETBACK REGULATIONS

The following setback regulations apply to all uses permitted within this district unless otherwise specified herein:

A. On-lot well and septic systems:

1. Front yard: Thirty (30') feet, or the applicable building set back line from any streets, roads or highways which ever is greater..

2. Side yards: Fifteen (15') feet, or the applicable building set back line from any streets, roads or highways which ever is greater..

3. Rear yard: Forty (40') feet, or the applicable building set back line from any streets, roads or highways which ever is greater..

B. Public sewer:

1. Front yard: Thirty (30') feet, or the applicable building set back line from any streets, roads or highways which ever is greater..

2. Side yards: (Excluding apartments and/or attached dwellings.) Eight (8') feet, or the applicable building set back line from any streets, roads or highways which ever is greater..

3. Rear yard: (Excluding apartments and/or attached dwellings.) Twenty five (25') feet, or the applicable building set back line from any streets, roads or highways which ever is greater..

4. Interior yards: (Open space between principal structures) Interior yards shall be provided in accordance with Section 1205 herein.

5. For apartments and/or attached dwellings of one or two stories, there shall be a front yard, two (2) side yards and a rear yard each of not less than thirty (30') feet. For each story over two (2), five (5') feet of width or depth shall be added to each yard.

C. Where required, buffer yards/screening shall be provided in accordance with Section 1206 herein.

D. For permitted yard reductions refer to Section 1205 herein.

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Section 907. OFF-STREET PARKING/ACCESS AND LOADING/UNLOADING AREAS

Off-street parking and access, loading and unloading areas shall be provided in accordance with Article XIV herein and the Bradford County Subdivision and Land Development Ordinance.

Section 908. SITE DESIGN STANDARDS

The following additional site design standards are applicable for any new construction within the Limited Commercial Residential District:

A. Off-street parking:

1. Off-street parking shall be provided only at the side or to the rear of buildings.

B. Lighting:

1. Lighting must be controlled in both height and intensity to maintain rural character.
2. Light standards are restricted to a maximum of twenty (20') feet in height.
3. All lighting (except for security purposes) shall be turned off between the hours of 11 p.m. and 6 a.m. Exceptions will be granted for those businesses which operate during such hours.

C. Curbs and sidewalks:

1. Curbs and sidewalks shall be required for all new construction and shall be installed in accordance with the Bradford County Subdivision and Land Development Ordinance, as amended.