

# ARTICLE X

## (CG) COMMERCIAL GENERAL DISTRICT INTENDED PURPOSE

### Section 1001. INTENDED PURPOSE

The purpose of the (CG) Commercial General District is to provide for the orderly development of a variety of highway-oriented commercial uses within certain areas of the Township along major roads and to minimize traffic congestion along such major roads through controlled ingress and egress.

### Section 1002. PERMITTED USES

A. Dwelling units, provided such unit is located on or above the second floor level of a nonresidential use, in accordance with Section 905 herein.

B. Nonresidential cluster subdivision/land development in accordance with Section 1202.A.9 herein.

C. Bus passenger stations.

D. Motels, hotels, boarding homes, bed and breakfast establishments.

E. Any retail business not separately listed below as a permitted use or special exception 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.

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

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

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

I. Planned shopping centers.

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

K. Repair establishments contained within an enclosed building.

L. Eating and drinking establishments.

M. Movie and performing arts theaters.

N. Indoor recreational facilities.

O. Vehicular service stations.

P. Vehicular garages for the storage and repair of motor vehicles, including vehicular body shops.

Q. Vehicular wash.

R. Vehicular sales and equipment, as a permitted outdoor use.

S. Florists, greenhouses, roadside produce markets, or nurseries, provided that all incidental equipment and supplies, including fertilizers and empty cans, are kept within a building.

T. Group day care facilities.

U. Medical centers.

V. Parking as a principal use.

W. Municipal buildings and uses.

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

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

Z. Uses and buildings customarily accessory and incidental to any permitted use.

AA. MANUFACTURED HOMES, which would be included but not limited to mobile and modular

homes related: accessories uses, outbuildings and furnishings.

BB. Emergency services facilities

CC. Personal Residences of the business owner are permitted on the first floor of a permitted commercial use so long as the business activity occupies at least Fifty One Percent (51%) front portion of the first floor and the personal residence occupies Forty Nine percent (49%) or less of the rear portion of the first floor.

### Section 1003. **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. Outside storage and display when accessory to a permitted use, provided that the following provisions are met:

1. Outside storage or display shall not occupy any part of the street right-of-way and no other area intended or designed for pedestrian use, required parking areas, nor required front yard.

2. Outside storage areas shall be shielded from view from the public streets.

B. Drive-in establishments.

C. Radio and television antennas.

### Section 1004. **USE RESTRICTIONS**

The above specified uses shall be permitted only under the following conditions:

A. Such stores, shops and businesses shall be conducted within an enclosed building, except as otherwise permitted in accordance with Article XII herein.

B. Such uses, operations or products are not obnoxious or offensive by reason of the emission of excessive gas, odor, dust, smoke, or other particulate matter, toxic or noxious matter noise, vibration, refuse matter, humidity, heat or glare or other causes. "Excessive" is defined for these purposes as a degree that has been deemed by any Federal or Commonwealth of Pennsylvania agency or department, or reasonably determined by a majority of the Township supervisors to be injurious to the public health, safety.

C. There shall be no manufacturing, compounding, processing or treatment of products other than that which is clearly incidental and essential to a retail store, and when all such product are sold on the premises.

### Section 1005. **HEIGHT REGULATIONS**

A The height of a building shall not exceed forty (40') feet.

B. Building height may be increased in accordance with Section 1203 herein.

### SECTION 1006. **LOT AREA, LOT WIDTH AND IMPERVIOUS COVERAGE REGULATIONS**

A. Unless otherwise specified herein, minimum lot area and width shall be based upon required setbacks, coverage, parking, loading/unloading, and availability of public sanitary sewer, and other applicable standards.

B. Maximum impervious coverage: Seventy-five (75%) percent.

C. At least ten (10%) percent of the lot area shall be maintained with a vegetative cover.

D. Lot area, lot width and coverage requirements for any residential use permitted in this District shall be in accordance with such standards as set forth in Article IX herein.

### SECTION 1007. **SETBACK REGULATIONS**

Unless otherwise specified, each lot shall have front, side and rear yards of not less than the depth or

width indicated below:

A. Front yard: Twenty (20') feet, or the applicable building set back line from any streets, roads or highways which ever is greater.

Exception: Where buildings already exist, the setback line of the building to be constructed shall be at least the average of adjoining building already existing, or the distances set forth below which ever is less, subject to the limitation that the structure may not encroach into any federal, state, county, or township right of way without the express written permission of the governmental entity entitled to the right of way.

B. Side yards: Eight (8') feet or the applicable building set back line from any streets, roads or highways which ever is greater. No side yard shall be required where structures abut one another, provided that a written agreement is entered into by such property owners and submitted to the Zoning Officer. However, in no case shall common party walls be permitted between properties of separate ownership.

C. Rear yard: Twenty-five (25') feet or the applicable building set back line from any streets, roads or highways which ever is greater.

D. In the case of a lot bounded on multiple sides by public streets, public roads or public highways, the yards extending along all streets, roads or highways are subject to the set back provisions for front yards.

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

F. Buffer yards/screen plantings shall be provided in accordance with Section 1206 herein.

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

#### **SECTION 1008. OFF-STREET PARKING/ACCESS AND LOADING/UNLOADING**

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