

ARTICLE XII

(C) Commercial District

Section 1200 Purpose

The purpose of the (C) - Commercial District is to provide reasonable standards for the development of commercial uses in areas where such uses already exist and where, due to the character of undeveloped land, the development of commercial uses is practical. This district is designed to centralize heavy commercial activity where such will be convenient to the majority of Township residents.

Section 1201 Permitted Uses

1. A single apartment when combined with a permitted commercial use in a multiple use building.
2. Conversion apartments when combined with a permitted commercial use in a multiple use building.
3. Churches or similar places of worship including parish houses and parsonages.
4. Nursing homes, domiciliary care facilities, convalescent homes and geriatric centers and hospitals.
5. Federal, state and local municipal buildings and essential services.
6. Multiple use buildings provided there is a minimum lot area of fifteen thousand square feet (15,000 square feet) for the first use and five-thousand square feet (5,000 square feet) for each additional use in accordance with the yard and setback requirements of this District.
7. Hotels, motels, tourist homes, restaurants, commercial recreational facilities.
8. Automotive, truck, trailer, and mobilehomes sales and service, such as service stations, automated fueling stations, repair garages, new and used car dealers, subject to the following:
 - a. Entrance and exit driveways shall each have an unrestricted width of not less than twelve (12') feet nor more than twenty (20') feet for one-way traffic and not less than twenty (20') feet nor more than thirty (30') feet for two-way traffic. Each drive shall be located not less than twenty feet (20') from any property line.
 - b. Vehicle lifts or pits, dismantled or salvage automobiles and all parts or supplies shall be located within completely enclosed buildings, wrecked automobiles shall be

screened from adjacent properties. In no case will more than five (5) unregistered, untagged vehicles be allowed on a single property.

- c. All service or repair of motor vehicles, other than such minor servicing as change of tires or sale of gasoline or oil, shall be conducted in completely enclosed building. This requirement shall not be construed to mean that the doors to any repair shop must be kept closed at all times.
- d. The storage of gasoline or flammable oils in bulk shall be located fully underground and not nearer than fifty feet (50') from any property line other than the street line. Such facilities shall not be located closer than thirty-five (35) feet to any street right-of-way line.

9. Drive-Thru establishments.

- a. Frontage and access shall be provided on an arterial or collector road as identified in the most recent edition of the Hamiltonban Township Comprehensive Plan.
- b. Said establishment shall include a two hundred (200) foot separation from any residential district.
- c. The exterior of the property shall be screened from the view of adjacent residential properties in accordance with Section 315 of This Ordinance.
- d. All exterior seating and play areas shall be screened from all parking and circulation areas by a suitable screening material no less than three (3) feet in height.
- e. All drive-thru lanes shall be separated from the parking lot interior driveways by curbing.

10. Retail/Professional centers in accordance with the provisions of This Ordinance.

11. Retail businesses.

12. Business services.

13. Personal services.

14. Repair services.

15. Veterinary clinics, hospitals, animal care facilities and kennels.

16. Social and service clubs.

17. Accessory uses and buildings customarily incidental to the above permitted uses provided that no outside storage of materials or processing activity shall be permitted unless the activity is effectively screened from the adjacent properties by a wall or fence.

Section 1202 Conditional Uses

1. Mini-storage facilities provided the individual storage units do not exceed an area of 12 feet by 15 feet.
2. Commercial Wireless Telecommunications Service Facilities in accordance with Section 316 of This Ordinance.

Section 1203 Minimum Area and Density Requirements

1. All buildings including accessory buildings shall not cover more than thirty-five (35%) percent of the area of the lot. No less than ten (10%) percent of the lot area shall be covered with lawns and landscaping.
2. Minimum required for all uses not otherwise listed.

Minimum Required	Commercial
Lot Size *	1 acre
Lot Width	200 feet
Lot Depth	120 feet
Front Yard	35 feet
Side Yard **	12 feet
Rear Yard **	25 feet
Building Height (Maximum)	35 feet

* When on-lot sewer facilities are to be utilized, the minimum lot size may be increased by the Township Enforcement Officer or Department of Environmental Protection for factors relating to health and sanitation.

** When mutual agreement is provided in writing by the adjoining property owners, no side yard or rear yard shall be required where two or more commercial uses or a commercial and industrial use adjoin side to side or back to back. In case of a series of adjoining structures abutting and paralleling a public right-of-way, an open and unobstructed passage of at least twenty (20) feet in width shall be provided at grade level at intervals of not more than four hundred (400') feet apart.