

ARTICLE XIII

CB COMMERCIAL BUSINESS DISTRICT

SECTION 1300. PURPOSES

In expansion of the Declaration of Legislative Intent found in Article I, Section 101 of this Ordinance, and the Statement of Community Development Objectives found in Article I, Section 102 of this Ordinance, the purpose of this Article, among others, is as follows:

- A. Provide well-planned integrated developments for retail sales and service establishments to serve the shopping needs of the Township.
- B. Relate specific types of uses to appropriate minimum lot sizes to ensure adequate land relative to use classification and intensities.
- C. Provide regulations that minimize conflicts between commercial facilities and adjacent residential and institutional properties.
- D. Provide regulations that minimize congestion, hazardous traffic conditions, and potential noise, glare and pollution, resulting from commercial development.

SECTION 1301. USE REGULATIONS

A building may be erected, altered or used, and a lot may be occupied or used, in whole or part, for any of the following uses and no other, provided that such uses comply with the district regulations in this Article, and all other applicable sections of this Ordinance, including the use standards contained in Article III.

A. By-Right Uses.

1. Residential Uses. A tract may be developed as a Rural Subdivision, Conservation Subdivision, Reduced Lot Option and Rural Subdivision for tracts less than ten (10) acres in area as permitted under Section 602 of this Chapter, provided that all residential uses shall comply with the requirements set forth in Section 602 of this Chapter as applicable to such options selected.
2. B-1 Forestry
3. B-2 General Farming
4. B-4 Nursery/Greenhouse
5. C-1 Club
6. C-2 Commercial Kennel
7. C-3 Commercial School
8. C-4 Convenience Store/Mini-Market
9. C-5 Dry Cleaners (Drop-Off)
10. C-6 Hotel/Motel/Inn

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11. C-7 Laundry (Self-Service)
12. C-8 Personal Care Business
13. C-9 Repair Shop
14. C-10 Restaurant
15. C-11 Retail Shop
16. C-12 Tavern/Bar
17. C-13 Veterinary Clinic
18. E-1 Adult/Child Day-Care
19. E-3 Conservation/Recreation
20. E-5 Library/Museum
21. E-6 Municipal Complex
22. E-9 Utility Operating Facility
23. F-1 Professional Office
24. G-2 Athletic Club
25. G-4 Indoor Recreation
26. G-5 Outdoor Recreation
27. The following Accessory Uses:
 - a. A-4 Commercial Vehicles
 - b. A-6 Drive-In Facilities
 - c. A-7 Fences and Walls
 - d. A-10 No-Impact Home-Based Business
 - e. A-11 Non-Residential Accessory Structures
 - f. A-12 Outdoor Storage and Waste Disposal

SECTION 1302. DENSITY AND DIMENSIONAL STANDARDS - NON-RESIDENTIAL USES

Standards	Central Sewer and Water	On-Site Sewer and/or Water
Minimum Lot Size	None, provided green area and dimensional requirements are met.	40,000 sq ft
Minimum Lot Width	150 feet	150 feet
Required Front Facade Location (measured from ultimate right-of-way line)	Not less than 15 feet or more than 25 feet.	Not less than 15 feet or more than 25 feet. When front yard is the most suitable land for on-lot disposal, the setback may be increased the minimum distance necessary to accommodate the sewage disposal area.
Minimum Side Yard	15 feet (both sides)	15 feet (40 foot aggregate)
Minimum Rear Yard	30 feet	50 feet
Maximum Building Height	35 feet	35 feet
Maximum Impervious Coverage	30%	30%
Minimum Green Area	50%	50%
Maximum Building Dimension	150 feet	150 feet
Minimum Building Setback from Residential District	50 feet	50 feet
Standards	Central Sewer and Water	On-Site Sewer and/or Water
Minimum Parking or Driveway Setback from Residential District	25 Feet	25 feet
Minimum Loading Area Setback from Residential District	40 feet	40 feet

SECTION 1303. GENERAL REGULATIONS

The following general regulations shall apply to all commercial uses, including shopping centers:

- A. Landscaping. The required green area must remain free of buildings and/or impervious paving materials and be landscaped according to the Upper Salford Township Subdivision and Land Development Ordinance.
- B. Vehicular Access. All tracts of land to be developed in the CB District shall be required to share access with an adjacent CB District property when available, consistent with Section 1303.B.2. If shared access cannot be provided by an existing driveway intersection, the applicant shall provide access in a way that maximizes the potential for shared access in the future, consistent with Section 1303.B.3. When the requirements of Sections 1303.B.2 or 1303.B.3 cannot be satisfied an independent access may be permitted consistent with Section 1303.B.4. Multiple access may be provided when the requirements of Section 1303.B.5 are satisfied.

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1. Existing Driveways. All existing driveways providing access to the property from public roads shall be eliminated.
2. Shared Access via Existing Driveways.
 - a. When the nearest edge of an existing driveway on an adjacent nonresidential property zoned CB Commercial Business having frontage on the same street is within 50 feet of the subject tract, the subject tract shall utilize the driveway on the adjacent tract as a shared access, provided that an easement granting access to the subject tract has been recorded.
 - b. The shared access shall be the sole access to the site unless a second driveway is permitted consistent with Section 1303.B.5, herein.
 - c. When shared access can be provided among two or more abutting lots, only one shall be permitted. Shared access shall not be required when all possible interconnections between the two abutting lots would cross wetlands, floodplains, slopes 15% or more, or if such interconnection would necessitate the removal of any healthy tree with a diameter of 12 inches or more dbh.
 - d. Shared access may be located entirely on one lot or be split along a common lot line.
3. Shared Access via New Driveways.
 - a. When shared access cannot be provided via an existing driveway consistent with Section 1303.B.2, above, a maximum of one new driveway intersection shall be permitted per street frontage.
 - b. This new driveway shall be located on a side lot line bordering a property zoned CB Commercial Business. In order to accommodate required site distances, or preserve environmental features, the driveway may be setback from the side lot line no greater than 50 feet. Shared access shall not be required when all possible interconnections between the two abutting lots would cross wetlands, floodplains, or slopes 15% or more, or if such interconnection would necessitate the removal of any healthy tree with a diameter of 12 inches or more dbh.
 - c. Each nonresidential use shall provide an access easement for this driveway guaranteeing access to all abutting lots zoned CB Commercial Business. In addition, the access easement shall provide access from the closest adjacent property line to the driveway. The easement between the driveway and the closest adjacent lot shall have a minimum width of 35 feet and shall be located between 50 and 100 feet from the street ultimate right-of-way line. The portion of the lot area guaranteeing access to abutting lots zoned CB Commercial Business, including the driveway, are not required to be included in the calculation of the lot's maximum impervious coverage or minimum green area, whether or not shared access is currently being provided.
 - d. The location of the driveway intersection shall be subject to approval by the Board of Supervisors based on its ability to minimize the need for future driveways and/or maximizing the distance from existing street and driveway intersections, including consideration for site distances.

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4. Independent Access.
 - a. When future shared access cannot be provided consistent with Section 1303.B.2 or 3, above, a maximum of one driveway intersection per street shall be permitted.
 - b. The driveway intersection shall be separated from existing driveway intersections by a minimum of 300 feet.
5. Dual Access.
 - a. A second driveway intersection per street may be permitted when it can be located at least 300 feet from the first driveway intersection and at least 300 feet from adjacent property lines.
 - b. When a second driveway can be permitted consistent with Section 1303.B.5.a, above, the separation from adjacent property lines may be reduced in order to provide future shared access, provided the second driveway is located within 50 feet of an adjacent property line and at least 300 feet from any other driveway intersection. The adjacent property must be zoned CB Commercial Business and the potential interconnection shall not cross wetlands, floodplain, or slopes 15% or more. Each nonresidential use shall provide access easements to all abutting lots zoned CB Commercial Business consistent with Section 1303.B.3.c.
- C. Sidewalks. Sidewalks shall connect nonresidential buildings with all parking areas, sidewalks along streets and bike trails or sidewalks on abutting property.
- D. Parking Regulations. The following regulations shall pertain to parking for all tracts of land to be developed in the CB District.
 1. Parking shall not be permitted within the front yard.
 2. Each nonresidential use shall provide access easements for its driveways, parking aisles, and parking lots, guaranteeing convenient, safe, and direct access to all abutting lots zoned CB Commercial Business.
 3. Parking lot entranceways taking access from existing or future shared driveways shall be setback from the street ultimate right-of-way line a minimum of 50 feet. In addition, no parking spaces having direct access to the existing or future shared driveway shall be permitted between the street ultimate right-of-way line and rear edge of the easement granting access to the abutting lot.
 4. Interconnected Parking. Parking lots on adjacent tracts shall be interconnected consistent with the following requirements:
 - a. When the nearest edge of an existing parking area on an adjacent lot is within 50 feet of a common property line, this parking area shall be directly connected by a driveway to the parking area on the subject tract, provided an easement granting access to the adjacent tract has been recorded.
 - b. An interconnection shall not be required when all possible interconnections between the two abutting lots would cross wetlands, floodplain, or slopes 15% or more, or if such

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interconnection would necessitate the removal of any healthy tree with a diameter of 12 inches or more dbh.

- c. When interconnected parking is possible with two adjacent tracts only one interconnection will be required. The location of the interconnection shall be approved by the Board of Supervisors based on the ability to maximize the benefit of parking lot interconnections and/or minimizing interference with parking area circulation.
- 5. Parking spaces and driveways serving the spaces shall be setback a minimum of ten feet from rear and side property lines abutting nonresidential uses within the CB Commercial Business District unless parking is shared or connected with an abutting lot, in which case parking may abut or cross the property lines shared by the common users.
- 6. Parking spaces and driveways serving the spaces shall be setback a minimum of 25 feet from rear and side property lines abutting residential uses.
- E. Signs. Signs shall be designed and placed in conformance with the provisions contained in Article XX.
- F. Off-Street Parking. Parking shall be provided in accordance with the provisions of Article XIX of this Ordinance and in accordance with applicable standards of the township=s subdivision and land development ordinance.

SECTION 1305. REVIEW OF PLANS FOR COMMERCIAL USES

When an application for a zoning or use and occupancy permit is received by the Township for any use within the CB Commercial Business District other than a Shopping Center use, for which no land development application is required, the Zoning Officer shall, prior to the issuance of a zoning or use and occupancy permit, refer the application to the Board of Supervisors to ascertain whether the Board wishes additional information regarding the application. Where the Board of Supervisors determines that the proposed use should be reviewed, it may refer the application to the Planning Commission for its review and recommendation and may thereafter impose such reasonable of conditions upon the approval of any use and occupancy permit consistent with the following provisions:

- i. A plot plan, satisfying the minimum requirements for a sketch plan submission in accordance with Chapter 22, Land Development and Subdivision shall be submitted depicting the location of all existing and proposed structures, sidewalks and other areas to be devoted to pedestrian use, drives, parking lots, loading and unloading areas, and other features of the lot, including, without limitation, all structures, streets, alleys, highways, streams and other topographical features of the land. If determined necessary by the Planning Commission or the Township Engineer, the applicant shall also set forth such like information relating to the area within 200 feet of any lot line.
- ii. If interior or exterior modifications to existing structures are proposed, which modifications include the removal or addition of any partition walls or other structural elements, the Planning Commission or Township Engineer may require the submission of architectural plans for such interior or exterior modifications.
- iii. Where landscaping is required under this Chapter or under Chapter 22, Land Development and Subdivision, the Planning Commission may require the submission of a landscaping plan

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- showing the location, dimension and arrangement of areas to be devoted to planting, lawns, trees or any other landscape element.
- iv. The applicant shall submit a narrative description of the proposed use, the approximate or anticipated number of employees, hours of operation, number of clients, students or customers which will use the facility.
 - v. The applicant shall provide a certification that the existing sewage treatment facilities are in proper operation and that they are sufficient to meet the sewage treatment needs of the proposed use.
 - vi. The Planning Commission may request additional information specific to the proposed use.
 - vii. Upon the information submitted, the Planning Commission shall issue a recommendation to the Board of Supervisors as to appropriate and reasonable conditions on the approval of any zoning permit or use and occupancy permit for the use proposed.
 - viii. The Board of Supervisors may impose such reasonable conditions upon the applicant as to ensure that the proposed use will be consistent with the stated goals and objectives of this district.
 - ix. The Board of Supervisors, upon recommendation of the Planning Commission, may waive compliance with any or all requirements of this section for proposed uses which are determined to be of minimal or negligible impact.
 - x. Nothing in this Section shall be construed as to affect the requirements under Article XXI of this Chapter.

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