

## ARTICLE 400

### COMMERCIAL DISTRICTS

#### Statement of Intent

In addition to the general goals listed in the Preamble and General Intent, the districts established in this regulation are intended to achieve the following:

To provide sufficient space in appropriate locations for the types of commercial and service establishments anticipated in the Comprehensive Plan.

To provide appropriate space for the requirements of present day merchandising, including the provisions of off-street parking spaces, safe circulation of pedestrian and motor traffic in the zoning district and in nearby areas.

To promote the most desirable use of land and a pattern of building development in accordance with a well-considered plan, to promote stable commercial development, to strengthen the economic base of the Borough, to protect the character of the commercial areas and nearby districts, to conserve the value of land and buildings, and to promote municipal tax revenues.

#### SECTION 401 C-1 HIGHWAY COMMERCIAL DISTRICT

##### Specific Intent

In addition to the general goals listed in the Preamble and Statement of Intent, it is the purpose of this Section to provide commercial and other permitted facilities to serve primarily the needs of the local residents, including automotive or highway oriented facilities, neighborhood type facilities and general convenience needs.

##### 401.1 Use Regulations

###### a. Uses by Right

In any C-1 District, land, buildings or premises shall be used by right only for one or more of the following:

1. Principal Uses:
  - a. Mid-Rise Apartments
  - b. Commercial School

- c. Communications antennas mounted on an existing building or existing public service corporation facility storage or transmission tower, subject to Section 906.
- d. Communications antennas mounted on an approved communications tower, subject to Section 906.
- e. Retail sales of general merchandise including department stores, "5 and 10" variety stores, general merchandise discount stores, drug stores, and sporting goods stores.
- f. Retail sales of apparel and accessories, including shoe stores, furriers, and custom tailors.
- g. Retail sales of furniture, home furnishing and equipment including household appliance stores, hardware, paint and glass stores; radio and television stores including services.
- h. Retail sales of food, including supermarkets; bakeries and confectionary shops where the production of baked goods is to be sold only at retail on the premises; dairy products; and meats.
- i. Eating establishments, including restaurants, lunch counters and delicatessens.
- j. Retail sales of gifts, including camera, book, stationery, antique, musical supplies, cosmetics, candy, cigarettes and tobaccos, flowers, hobby, jewelry, leather and luggage.
- k. Business and Professional Offices.
- l. Financial Institutions
- m. Greenhouses or Nurseries and Landscaping Contractors.
- n. Bus or railway passenger station; express agency.
- o. Retail sales of business machine, including service.
- p. Personal services.
- q. Government offices serving the public, including a post office, municipal offices or the administrative offices of a non-profit agency which provides services to the general public.

- r. Indoor recreational facilities. Commercial recreational facilities.
- s. Art, photography and music studios.
- t. Funeral homes and crematories.
- u. Libraries and Museums.
- v. Storage garages and public garages.
- w. Motels-hotels, and related facilities such as restaurants, meeting rooms, auditorium spaces and swimming pools.
- x. Essential services.
- y. Timber Removal, subject to Section 909.

2. **Accessory Uses**

Only the following accessory uses shall be permitted:

- (a) Accessory buildings and uses customarily incidental to the uses authorized in this District.
- (b) Drive-through Facilities, subject to Section 908.

b. **Conditional Uses**

The following conditional uses shall be permitted by Borough Council upon recommendation of the Planning Commission in accordance with the express standards and criteria listed below:

1. **Principal Uses:**

- (a) Communications Towers, subject to Section 907.
- (b) Single Family Dwellings, subject to Subsection 1004.28.
- (c) Hospitals, Medical Clinics or Nursing Homes, subject to Subsection 1004.15.
- (d) Day Care Centers, subject to Subsection 1004.7.
- (e) Group Care Facility, subject to Subsection 1004.11.

- (f) Mini-Warehouses/Self-Storage Facility, subject to Subsection 1004.18.
- (g) Private Clubs, subject to Subsection 1004.17.
- (h) Shopping Centers, subject to Subsection 1004.27.
- (i) Oil and Gas Drilling, subject to Subsection 1004.35.
- (j) Methadone Clinic, subject to Subsection 1004.36.
- (k) Transitional Dwelling, subject to Subsection 1004.12.

c. Uses By Special Exception

The following uses shall be permitted by the Zoning Hearing Board in its sole discretion following review by the Planning Commission, subject to Subsection 1206.1 of this Ordinance and the following express standards and criteria:

1. Principal Uses:

- (a) Vehicle Sales and services, subject to Subsection 1004.32.
- (b) Gasoline service stations, subject to Subsection 1004.10.
- (c) Public garages, auto body or auto repair garages, automobile laundries, subject to Subsection 1004.23.
- (d) Veterinary Hospitals, subject to Subsection 1004.33.
- (e) Residence in Combination with Business, subject to Subsection 1004.24.
- (f) Comparable Uses Not Specifically Listed, subject to Subsection 1004.5.

2. Accessory Uses:

- (a) Storage Trailers, subject to Subsection 1004.29.

401.2

Area and Bulk Regulations

For all uses in this District, the following regulations shall be observed:

- a. Lot size 21,780 square feet minimum
- b. Lot width 100 feet at building setback line
- c. Lot coverage 50% maximum
- d. Building setback line 40 ft. minimum
- e. Side yards 10 ft. minimum per side; corner lots shall provide 30 ft. to the side abutting the street.
- f. Rear yard 25 ft. minimum
- g. Height of Building:
  - Mid-rise Apartments 80 feet maximum, but not to exceed seven (7) stories.
  - All Other Buildings 35 ft. maximum, but not to exceed three (3) stories.
- h. Principal buildings per 1/2 acre site One principal commercial building.
- i. Maximum Dwelling Unit Density 12 units per acre.

401.3

Off-street Parking Regulations

As required by Subsection 902.6 of this Ordinance.

401.4

Off-street Loading Regulations

- a. Standards:

As required by Subsection 902.7 of this Ordinance.

b. **Requirements:**

Required off-street loading spaces for new construction, enlargement or change in use for all uses which receive deliveries by tractor trailer shall conform to the following:

**All Principal Uses:**

| Floor Area of Building | Requirement  |
|------------------------|--|
| Under 20,000 s.f.      | None   |
| 20,000 - 50,000 s.f.   | 1  |
| 50,000 - 100,000 s.f.  | 2  |
| Over 100,000 s.f.      | 1 plus 1 for each additional 100,000 s.f. or fraction thereof. |

**401.5 Procedure for Approval**

Uses in the C-1 District shall be subject to approval of a Land Development Plan if required by the Borough of Jefferson Hills Subdivision and Land Development Ordinance.

**401.6 Design and Performance Standards**

As required by Sections 904 and 905 of this Ordinance.

**SECTION 402 C-2 NEIGHBORHOOD BUSINESS DISTRICT**

**Specific Intent**

In addition to the general goals listed in the Preamble and Statement of Intent, the purpose of this District is to provide a neighborhood center which recognizes the need for a sense of community within the Borough.

**402.1 Use Regulations**

**a. Uses by Right**

In any C-2 District, land, building or premises shall be used by right for one (1) or more of the following uses only:

**1. Principal Uses:**

- (a) Convenience store; professional or business offices; financial institutions; personal services; art, photography and music studios; and essential services.

- (b) Communications antennas mounted on an existing building or existing public service corporation facility storage or transmission tower, subject to Section 906.
- (c) Communications antennas mounted on an approved communications tower, subject to Section 906.
- (d) Timber Removal, subject to Section 909.

2. Accessory Uses

Only the following accessory uses shall be permitted:

- (a) Accessory buildings and uses customarily incidental to the uses authorized in this District.

b. Conditional Uses

The following conditional uses shall be permitted by Borough Council upon recommendation of the Planning Commission in accordance with the express standards and criteria listed below:

1. Principal Uses:

- (a) Communications Tower, subject to Section 907.
- (b) Single Family Dwellings, subject to Subsection 1004.28.
- (c) Churches and Community Centers, subject to Subsection 1004.3.
- (d) Day Care Centers, subject to Subsection 1004.7.
- (e) Group Care Facility, subject to Subsection 1004.11.
- (f) Personal Care Boarding Home, subject to Subsection 1004.12.
- (g) Oil and Gas Drilling, subject to 1004.35.

c. Uses By Special Exception

The following uses shall be permitted by the Zoning Hearing Board in its sole discretion following review by the Planning Commission, subject to Subsection 1206.1 of this Ordinance and the following express standards and criteria:

i. Principal Uses:

- (a) Gasoline Service Stations, subject to Subsection 1004.10.

402.2 Area and Bulk Regulations

For all uses in this District, the following regulations shall be observed:

a. Lot size:

|                           |                |
|---------------------------|----------------|
| Gasoline Service Stations | 21,780 sq. ft. |
| All Other Uses            | 15,000 sq. ft. |

b. Lot width at building setback line

75 ft. minimum

c. Lot coverage

75% maximum

d. Building setback

50 ft. minimum

e. Side yards

10 ft. minimum; corner lot shall provide 35 ft. where no rear access is available from a public street.

f. Rear yard

10 ft. or 25 ft. where no rear access is available from a public street.

g. Maximum Building Height

2 stories, but not to exceed 30 ft.

402.3 Off-street Parking Standards and Requirements

As required by Subsection 902.6 of this Ordinance.

402.4 Off-street Loading Regulations

a. Standards:

As required by Subsection 902.7 of this Ordinance.

b. Requirements:

As required by Subsection 401.4 of this Ordinance.

**402.5      Procedure for Approval**

Uses in the C-2 District shall be subject to approval of a Land Development Plan if required by the Borough of Jefferson Hills Subdivision and Land Development Ordinance.

**402.6      Design and Performance Standards**

As required by Sections 904 and 905 of this Ordinance.