

§ 27-210. Limited Commercial (D-1) District. [Ord. 2011-02, 5/9/2011, § 27-210; as amended by Ord. 2012-05, 11/13/2012, § 11]

1. Permitted Uses. See Table 27-202.
2. Lot Area, Lot Width and Lot Coverage Requirements. See the following table:

Required Public Utilities	Minimum Lot Area¹	Minimum Lot Width²	Maximum Lot Coverage³
None	43,560 square feet	200 feet	35%
Public Water	32,670 square feet	150 feet	35%
Public Sewer	20,000 square feet	125 feet	35%
Both Public Sewer and Public Water	15,000 square feet	100 feet	35%

NOTES:

¹ The minimum required lot size may be increased to ensure an acceptable level of nitrate-nitrogen in the adjoining groundwater; such determinations will be made by the PA DEP, through its sewer module review process (see § 27-317).

² At the street frontage, the lot shall have a width which shall be not less than 70% of the minimum lot width.

³ See § 27-210.2A.

- A. The lot coverage for all uses and on all lots may be increased to 60% subject to receipt of one TDR for each 4,000 square feet of coverage or fraction thereof.

3. Minimum Setback Requirements. (Principal and Accessory Uses).

- A. Front Yard Setback. All buildings, structures (except permitted signs), and outdoor loading areas shall be set back at least 35 feet from the street right-of-way. Off-street parking lots shall be set back a minimum of 20 feet from the street right-of-way.

- B. Side Yard Setbacks. All buildings and structures shall be set back at least 15 feet from the side lot lines. Off-street parking

lots and loading areas shall be set back at least 10 feet from the side lot lines, unless joint parking facilities are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking and/or loading facilities.

- C. Rear Yard Setback. All buildings, structures, off-street parking lots, and loading areas shall be set back at least 20 feet from the rear lot line.
 - D. Residential Buffer Strip. Any lot adjoining the T-5R District shall maintain a twenty-five-foot minimum setback for nonresidential buildings, structures, off-street parking lots, and loading areas from the property boundary. Such area shall be used for a landscape strip and screen.
4. Maximum Permitted Height. 35 feet.
 5. Off-Street Loading. Off-street loading shall be provided, as specified in § 27-311 of this chapter. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands within the T-5R District, nor any side of a building facing an adjoining street.
 6. Screening. See the Penn Township Subdivision and Land Development Ordinance [Chapter 22].
 7. Landscaping.
 - A. Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings.
 - B. A minimum ten-foot wide landscape strip shall be provided along all property lines. Such landscape strip may be waived for that portion of the site occupied by a joint parking lot and/or loading area shared by adjoining uses.
 8. Commercial Operations Standards. All commercial operations shall be in compliance with any Commonwealth of Pennsylvania and/or federal government regulations, as required by the most recent regulations made available from these governmental bodies.