

Section 406. Highway Commercial (HC)

A. Legislative Intent: The regulations for the Highway Commercial District are intended to serve the need of Township residents for commercial and other non-residential uses and services and to recognize the need of the Township to provide for all legitimate uses of land.

B. Uses and Structures:

1. Permitted:

- a. Any use permitted as of right in the Neighborhood Commercial District.
- b. Any use other than single-family detached dwellings permitted within the Agricultural District.
- c. Municipal Uses
- d. Customary accessory uses and buildings incidental to the above permitted uses.

2. Special Exceptions – the following uses are permitted, subject to the issuance of a permit by the Zoning Hearing Board:

- a. Any use permitted by special exception in the Neighborhood Commercial District.
- b. Billboard, subject to Section 616
- c. Community Service Organization, subject to Section 611
- d. Shopping Center, subject to Section 618
- e. Any nonresidential use not authorized by Section 406.B.1 and not otherwise prohibited by this Zoning Ordinance

C. Lot, Yard and Height Requirements:

1. Lot Requirements:

- a. Minimum Lot Area – One (1) acres.
- b. Minimum Lot Width – One hundred (100) feet.
- c. Maximum Lot Coverage – Fifty (50%) percent.

2. Yard Requirements:

- a. Front Yard Depth – Twenty-five (25) feet.
- b. Side Yard Width – Ten (10) feet except when adjacent to another district in which case a minimum side yard of twenty-five (25) feet is required
- c. Rear Yard Depth – Twenty-five (25) feet.



3. Building Height:

- a. Principal Building – Thirty-Five (35) feet.
- b. Accessory Building – Twenty-Five (25) feet

D. Parking and Loading Requirements: Off-Street parking and loading requirements shall be provided in accordance with Section 509 of this Ordinance

E. Signs: Signs shall be subject to the regulations of Section 508 of this Ordinance

