

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