

ARTICLE X

CH - COMMERCIAL HIGHWAY DISTRICTS

SECTION 10.01 - INTENDED PURPOSE. The CH Commercial Highway District is designed to accommodate the needs of transient highway travelers who may require automotive service, food and lodging. Other similar uses serving community needs pertaining to automotive sales and servicing are also provided for in these districts.

All uses in the CH District shall comply with the following regulations:

SECTION 10.02 - USE STANDARDS. Uses permitted in the (CH) Commercial Highway District shall be subject to the following conditions:

- A. Parking, loading, or service areas used by motor vehicles shall be physically separated from all streets by a suitable barrier against unchanneled motor vehicle access or egress. All roads, driveways, parking areas and walks shall be paved and maintained in good condition with hard surface materials.
- B. All access roads or driveways shall be located not less than one hundred (100) feet from the intersection of any street right-of-way lines, and shall be designed in a manner conducive to safe ingress and egress.
- C. Illumination. When lot lines lie within 35 feet of a Residential District boundary or any lot in residential use, any illumination or floodlighting shall be arranged so there will be no glare of lights on such lot or District boundary line.
- D. Landscaping. The entire lot shall be suitably landscaped (except for those areas which are covered by buildings or surfaced as parking or service areas). All landscaping shall be properly maintained throughout the life of any use on any lot.
- E. Along each property line which is adjacent to a Residential District or lot in residential use, the owner shall be required to maintain a buffer strip ten (10) feet wide which shall be planted with a hedge, evergreen shrubbery or suitable vegetation to provide appropriate screening against noise, glare, fumes, dust, and other harmful effects. Said buffer strip shall be consistent with any existing vegetation and the permitted use of the adjacent residential property.
- F. Additional conditions and safeguards as the Supervisors may impose in order to protect and promote the health and safety and general welfare of the community and the character of the neighborhood in which the proposed use is to be erected.

SECTION 10.03 - PERMITTED USES. In a (CH) Commercial Highway District, no building or premises shall be used and no building shall be erected, which is arranged, intended or designed to be used in whole or in part, for any purpose except those listed below, and all such uses shall be subject to Land Development Plan approval in accordance with the Middlesex Township Subdivision and Land Development Ordinance and those regulations specified elsewhere in This Ordinance.

- A. Retail businesses, such as variety stores, apparel stores, drug stores, grocery stores, eating and drinking establishments, liquor stores, antique shops, auction houses, music shops, sporting goods stores, and book, stationery, magazine, candy and tobacco shops.
- B. Business services, such as banks, credit unions, loan companies and other financial institutions, real estate and insurance agencies, utility offices, government, business and professional offices, and veterinary clinics.
- C. Personal services, such as barber shops, beauty salons, photographic studios, coin operated laundromats, tailor, dress-making, millinery and dry cleaning and laundry pick-up stations where the processing is to be done elsewhere.
- D. Repair services, such as radio, television and appliance shops, plumbing shops, carpenter shops, upholstery shops, and shoe-repair shops.
- E. Vehicle sales and services, such as service stations, repair garages, new and used car dealers, and automotive supplies, subject to the requirements of Section 14.46.
- F. Hotels, motels and tourist homes subject to the requirements of Section 14.47.
- G. Philanthropic or religious institutions, hospitals, nursing homes, or sanitarium for general medical care, subject to the requirements of Section 14.30.
- H. Motor vehicle, mobile home, trailer, camping, boat, construction or farm equipment sales and services.
- I. Newspaper and printing establishments.
- J. Mortuary and funeral homes and monument sales.
- K. Public and semi-public buildings and uses.
- L. Bed and Breakfast Inns. (See Section 14.42)
- M. Essential municipal and public utility services and installations.

SECTION 10.04 - ACCESSORY USES.

The following customary accessory uses and buildings incidental to any permitted uses shall be permitted:

- A. Uses and structures which are customarily associated with the permitted uses such as storage buildings, outdoor storage areas, yards, gardens, play areas and parking areas.
- B. Garden house, tool house, playhouse, wading pool, or swimming pool incidental to the principal use of the premises and not operated for gain. All such wading or swimming pools shall be subject to the provisions of Article XIV hereof.
- C. Private garages. In such garages with 2 or more passenger automobile spaces, one such space may be leased or rented to persons not resident on the premises.
- D. All storage accessory to any permitted principal use, other than off-street parking and loading, or trailer, boat, mobile home and agricultural storage shall be carried on in completely enclosed buildings.
- E. Signs, as provided in Article XIV of this Ordinance.

SECTION 10.05 - SPECIAL EXCEPTION USES. The following uses and activities may be permitted by Special Exception upon approval of the Zoning Hearing Board after a public hearing and recommendation by the Planning Commission. Uses by Special Exception shall be subject to the requirements specified in Articles XIV and XVIII and elsewhere in this Ordinance:

- A. Uses which, in the opinion of the Zoning Hearing Board, are of the same general character as those listed as permitted uses and which will not be detrimental to the intended purposes of these districts.
- B. Membership clubs and camps, and outdoor recreation facilities such as private playgrounds, golf clubs, swimming pools and tennis courts. (See Section 14.31)
- C. Business conversions. (See Section 14.49)
- D. Day care centers. (See Section 14.48)
- E. Commercial billboard and advertising structures. (See Section 14.16)
- F. Drive-in type establishments, including but not limited to, car and truck washes, restaurants, beverage distributors, theaters, veterinary clinics and other similar establishments designed to provide drive-in facilities.

- G. Commercial recreation and entertainment facilities including, but not limited to, theaters, bowling alleys, skating rinks, golf courses, miniature golf courses, swimming pools, and archery ranges, subject to the following conditions:
- (1) The minimum lot area shall be one (1) acre and the minimum lot width shall be 150 feet.
 - (2) Points of vehicular ingress and egress shall be limited to a total of two (2) on any street.
 - (3) Before the issuance of any building permit, a detailed Land Development Plan for the proposed development of a site for commercial recreation, entertainment, and accessory facilities shall be submitted to and approved by the Township.
- H. Animal hospitals, but not including kennels.
- I. Wholesaling, storing and warehousing, including lumber yards, building contractors, and farm supply and building material yards.
- J. Service establishments including dry cleaning and laundry plants.
- K. Roadside stands and outdoor sales of garden supplies, nursery stock, farm produce and similar merchandise sold at retail.

SECTION 10.06 - LOT AREA, BUILDING HEIGHT AND YARD REQUIREMENTS.

- A. Lot Requirements. Lot width, lot area, yard and building setback of not less than the dimensions shown on the following table shall be provided for every dwelling unit and/or principal non-residential building or structure hereafter erected or altered for any use permitted in this district:

USE	LOT REQUIREMENTS			YARD REQUIREMENTS				HEIGHT RQMNTS.
	MIN. LOT AREA (SQ.FT.)	MIN. LOT WIDTH	MAX. LOT COVERAGE %	FRONT	ONE SIDE	TOTAL SIDES	REAR	MAX. (FT.)
All Permitted Uses	1 acre*	150'	20	35'	20'	40'	35'	35
Uses by Special Exception	SEE ARTICLE XIV							

- * Lot size subject to PaDER approval for on-lot sewage disposal systems;
- * Some permitted uses require larger minimum lot areas.

- B. Impervious Area. The maximum impervious area permitted on any lot is fifty percent (50%) of the total lot area.
- C. Corner Lots. On the street side, corner lots shall have a side yard dimension of not less than the front yard requirements.

SECTION 10.07 - MINIMUM OFF-STREET PARKING REQUIREMENTS. Off-street parking shall be provided for in accordance with Section 14.10 of this Ordinance.

SECTION 10.08 - MINIMUM OFF-STREET LOADING AND UNLOADING REQUIREMENTS. Off-street loading and unloading facilities shall be provided for in accordance with Section 14.11 of this Ordinance.