

## ARTICLE 9

### C-B - COMMERCIAL-BUSINESS DISTRICT

#### **Section 901. PURPOSE**

The Commercial-Business (C-B) District is established to provide development opportunities for mixed use business and highway oriented commercial activities, where such uses already exist. Due to the character of undeveloped land in the District, the establishment of future commercial uses is feasible. The District will maximize commercial and business potential and ensure compatibility with surrounding districts and uses. Due to the limited availability of public sewer service, a limited variety of commercial uses are anticipated. The Commercial-Business uses are intended to accommodate small scale commercial activities. Developments with environmentally conscious site design and safe highway access are encouraged. The regulatory mechanisms for this district are intended to promote high quality development projects in keeping with Township design and performance standards.

#### **Section 902. PERMITTED USES**

A building may be erected and a lot may be used or occupied for any of the following purposes:

- B. Agricultural Services
- C. Agricultural Uses
- D. Amusement Arcade
- E. Animal Hospital
- F. Animal Kennel
- G. Apartment, Garden
- H. Art Center
- I. Auction House
- J. Auto Body Shop
- K. Automatic Vehicle Wash
- L. Bar
- M. Business Services
- N. Charitable Services
- O. Child/Adult Care Center
- P. Community Center
- Q. Condominium, Commercial
- R. Convenience Store
- S. Dwelling, Condominium
- T. Dwelling, Multi-Family
- U. Dwelling, Single-Family Attached
- V. Dwelling, Single-Family Detached
- W. Dwelling, Townhouse

- X. Eating and Drinking Places
- Y. Electric Substation
- Z. Electric Transmission and Distribution Facilities
- AA. Financial Institution
- BB. Funeral Home
- CC. Government Uses
- DD. Health Club
- EE. Health Services
- FF. Hospital
- GG. Hotel
- HH. Laundromat
- II. Medical Center
- JJ. Membership Organization
- KK. Motel
- LL. Outdoor Storage
- MM. Personal Services
- NN. Playground
- OO. Private Infrastructure
- PP. Professional, Office
- QQ. Public Infrastructure
- RR. Public Utility Facilities
- SS. Recreation, Commercial
- TT. Recreation, Private
- UU. Recreation, Public
- VV. Repair Garage
- WW. Repair Services
- XX. Restaurant
- YY. Restaurant, Carry-out
- ZZ. Restaurant, Fast-Food
- AAA. Retail Sales, Indoor
- BBB. Retail Sales, Outdoor
- CCC. Retail, Automobile Sales Garage
- DDD. Retail, Automobile Service Station
- EEE. Retail, Chain Store
- FFF. Retail, Discount Center
- GGG. Retail, Self Service Station
- HHH. Retail, Service Station
- III. Retail, Supermarket
- JJJ. School Facility
- KKK. Tavern
- LLL. Theater
- MMM. Theater, Drive-In
- NNN. Vehicle Wash
- OOO. Veterinary Hospital

- PPP. Veterinary Services
- QQQ. Wholesale Business
- RRR. Unattended Self-Service Fuel Facility
- RRR. Any use determined by the Zoning Officer to be of the same general character as the above listed permitted uses.

**Section 903. ACCESSORY USES**

The following accessory uses are permitted. Specific standards and requirements for accessory uses are outlined in Article 19.

- A. Antenna
- B. Antenna, Satellite Dish
- C. Concession Stand
- D. Fences
- E. Off Street Parking
- F. Ornamental Ponds and Wading Pools
- G. Private Garage
- H. Private Swimming Pools
- I. Private Wells
- J. Signs
- K. Storage Buildings
- L. Tennis Courts
- M. Any accessory use determined by the Zoning Officer to be of the same general character as the above listed accessory uses.

**Section 904. CONDITIONAL USES**

When authorized by the Lykens Township Board of Supervisors, the following conditional uses are permitted in accordance with the specific standards and requirements set forth in Article 20.

- A. Adult Entertainment
- B. Flea Market
- C. Retail, Shopping Center

**Section 905. HEIGHT REGULATIONS**

The height of a principal building shall not exceed thirty-five (35') feet. The height of an accessory building shall not exceed one twenty-four (24') feet. Accessory buildings used for farming are exempt from height restrictions.

**Section 906. LOT AREA AND LOT WIDTH REGULATIONS**

A. The following minimum standards for lot area and lot width shall apply to lots **not served** by public sewage facilities:

1. Residential Lots

**TABLE 9-1**

<b>Dwelling Type</b>	<b>Minimum Lot Area per Dwelling Unit</b>	<b>Minimum Lot Width at Street Right-of-Way Line (ft.)</b>
Single-family detached	1 acre (43,560 sq. ft.)	100'
Single-family semi-detached	1 acre (43,560 sq. ft.)	75' per d.u.
Two-family duplex	1 acre (43,560 sq. ft.)	125'
Other Dwelling Types	1 acre (43,560 sq. ft.)	100'

2. Non-Residential Lots

The minimum lot area for non-residential uses shall be one (1) acre, and minimum lot width shall be one hundred and fifty (150') feet measured at the street right-of-way line. Additional lot area shall be required as determined on the basis of yard, off-street parking, loading and unloading, and coverage standards.

B. The following standards shall apply to lots served by both public sewerage and water facilities, or private community water and sewer facilities designed and constructed in accordance with Township and/or PA Department of Environmental Protection specifications.

1. Residential Lots

**TABLE 9-2**

<b>Dwelling Type</b>	<b>Minimum Lot Area per Dwelling Unit</b>	<b>Minimum Lot Width at Street Right-of-Way Line (ft.)</b>
Single-family Attached (townhouse)	3,000 sq. ft.	20'
Single-family Detached	15,000 sq. ft.	75'
Single-family Semi-detached	6,000 sq. ft.	40'

Two-family - Duplex	15,000 sq. ft.	75'
Multi-Family Apartments	5,000 sq. ft.	50'

2. Non-Residential Lots

The minimum lot area for non-residential uses shall be twenty thousand (20,000) square feet, and minimum lot width shall be one hundred (100') feet measured at the street right-of-way line. Additional lot area shall be required as determined on the basis of yard, off-street parking, loading and unloading, and coverage standards.

C. Maximum Density

The maximum density in this District shall not exceed eight (8) dwelling units per acre.

**Section 907. YARD REGULATIONS**

Each lot shall have front, side, and rear yards of not less than the depth and width indicated below:

- A. Front yard depth: forty (40') feet from any major collector street as defined in the Lykens Township Comprehensive Plan.
- B. Front yard depth, all other street: thirty (30') feet.
- C. Side yard width:
  - 1. For Non-Residential Uses, the minimum side yard shall be fifteen (15') feet.
  - 2. For Residential Uses, the minimum width of a side yard shall be not less than ten (10') feet. The total width of the two required side yards shall not be less than thirty (30') feet in width.
  - 3. Interior attached dwellings zero (0') feet.
  - 4. In patio home designs, one side yard may be zero (0') feet. The total width of the required side yard shall be not less than thirty (30') feet.
  - 5. On a corner lot, the side yard abutting the street shall be not less than thirty (30') feet in width.
  - 6. No side yard shall be required where adjoining property owners shall mutually agree in writing. However, in no case shall party walls be

permitted between properties or lots of separate ownership. In the case of a series of abutting structures paralleling and abutting a public right-of-way, an open and unobstructed passage for vehicles and pedestrians, of at least twenty (20') feet in width shall be provided at grade level at intervals of not more than four hundred (400') feet.

- D. Rear yard depth: twenty-five (25') feet.
- E. Multi-family structures shall have a front yard, two (2) side yards, and a rear yard each of not less than thirty (30') feet in width. For land development situations, the distance between any portion of such structures shall be not less than twenty-five (25') feet or the height of the tallest structure, whichever is greater.

### **Section 908. COVERAGE REGULATIONS**

The building(s), structure(s), and impervious surface coverage shall not be more than seventy (70%) percent.

### **Section 909. FLOOD PLAIN PROTECTION OVERLAY**

Development proposed for areas within or adjacent to flood plain areas shall conform to the requirements of Article 11.

### **Section 910. ENVIRONMENTAL PROTECTION OVERLAY**

Development proposed for areas within or adjacent to critical areas or environmentally sensitive areas shall conform to the specific requirements of Article 12.

### **Section 911. DEVELOPMENT STANDARDS**

Construction, developments, and improvements shall meet the requirements and standards set forth in Article 14.

### **Section 912. PERFORMANCE STANDARDS**

All developments and uses shall meet the performance standards set forth in Article 15.

### **Section 913. MOTOR VEHICLE ACCESS**

Where motor vehicle access is provided from a public or private road to a lot or development, the motor vehicle access requirement shall apply, as set forth in Article 16.

**Section 914. OFF-STREET PARKING**

Off-street parking shall be provided in accordance with the provisions of Article 17.

**Section 915. SIGNS**

Signs shall be provided in accordance with the standards set forth in Article 18.