

**SECTION 430  
Commercial District Regulations**

430.1	Purpose.	430.9	Supplemental regulations for Unified Commercial Developments
430.2	Use regulations.	430.10	Accessory use requirements.
430.3	Table of permitted uses.	430.11	Landscaping and screening requirements.
430.4	Lot requirements.	430.12	Performance standards.
430.5	Building setback and spacing requirements.	430.13	Development plan review.
430.6	Height regulations.		
430.7	Off-street parking regulations.		
430.8	Supplemental regulations for specific uses.		

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**430.1 PURPOSE.**

Commercial Districts (C-1, C-2, C-3 and C-4) and their regulations are established in order to achieve, among others, the following purposes:

- A. To provide in appropriate and convenient locations, sufficient areas for business activities, including the exchange of goods and services;
- B. To protect residential neighborhoods adjacent to business uses by regulating the types of establishments, particularly at the common boundaries, that would create congestion, noise or other objectionable influences;
- C. To protect and stabilize both residential and nonresidential developments from congestion by requiring off-street parking facilities;
- D. To provide a Local Commercial District (C-1) that accommodates low-intensity retail and personal services establishments. It is intended that the design of this district will encourage small groupings of establishments that can be compatibly located on small lots close to residential uses with adequate off-street parking facilities as well as efficient and safe methods of handling vehicular and pedestrian traffic. This district is to be applied in small isolated locations of the Township.
- E. To provide an Office and Limited Business District (C-2) that encourages an environment conducive to well located and designed office building sites to accommodate low-impact, low-intensity professional offices, non-profit organizations, limited business service activities and limited retail activities designed and operated to be compatible on small shallow lots close to residential uses. It is intended that the design of this district will encourage groupings of establishments that provide adequate off-street parking facilities as well as efficient and safe methods of handling vehicular and pedestrian traffic.

- F. To provide a Community Commercial District (C-3) that encourages planned and integrated groupings of retail stores and personal and professional services in areas adequately served by major streets and public utilities. It is intended that the regulations for this district will result in unified groupings of buildings that will encourage safe pedestrian movement between uses and interconnected vehicular circulation, conditionally permit outdoor storage, require adequate off-street parking and servicing facilities, and minimize curb cuts.
- G. To provide a Highway Commercial District (C-4) that provides for uses and activities that because of their regional attraction and nature of operation tend to generate large volumes of traffic, outdoor activity, and noise, and are therefore considered more intense land uses. Because of these characteristics, these uses must be buffered from residential uses and are best located on major thoroughfares and at expressway interchanges. It is intended that the district regulations will encourage safe pedestrian movement between uses, and interconnected vehicular circulation, conditionally permit outdoor storage, require adequate off-street parking and servicing facilities, and minimize curb cuts.

#### **430.2 USE REGULATIONS.**

- A. A use listed in Section 430.3 shall be a principal use permitted by right in a district when denoted by the letter "P" provided that all requirements of other township resolutions and this Zoning Resolution have been met;
- B. A use listed in Section 430.3 shall be permitted as a conditional use in a district when denoted by the letter "C", provided the Board of Zoning Appeals first makes the determination that the requirements of Section 470 have been met according to the procedures set forth in Section 730;
- C. A use listed in Section 430.3 shall be permitted as an accessory use in a district when denoted by the letter "A". Such use shall be permitted as a subordinate building or use when it is clearly incidental to and located on the same lot as the principal building or use. Accessory uses are further regulated in subsequent sections of this Zoning Resolution.
- D. Although a use may be indicated as permitted in a particular Commercial District, it shall not be approved on a parcel unless it can be located thereon in full compliance with all of the standards and other regulations of this Resolution applicable to the specific use and parcel in question. Any use that is not specifically listed as either a permitted principal or conditional use or that does not meet the requirements for an accessory use shall be a prohibited use in these zoning districts and shall only be permitted upon amendment of this Resolution and/or the Zoning Map, as provided in Section 750, or upon the granting of a use variance in compliance with Section 740.

**430.3 PERMITTED USES.**

	C-1 Local	C-2 Office Limited/ Business	C-3 Community	C-4 Highway
<b>A. Offices</b>				
1. Administrative/ business and/or professional offices	P	P	P	P
2. Medical and dental offices	P	P	P	P
3. Sales offices & showrooms	--	P	P	P
<b>B. Retail/Services</b>				
1. Retail sales in enclosed buildings	P	C	P	P
2. Personal services in enclosed buildings such as barber/beauty shop, cleaners	P	C	P	P
3. Banks	--	P	P	P
4. Drive-thru facility in association with a permitted use	--	--	C	P
5. Restaurants	C	C	P	P
6. Preparation and processing of food and drink to be retailed on the premises	C	C	P	P
7. Hotels, motels	--	--	P	P
8. Veterinary offices, animal hospitals	--	--	P	P
9. Commercial recreation, indoor	--	--	P	P
10. Commercial recreation, outdoor	--	--	C	--
11. Dance floor/entertainment in association with a permitted use	--	--	C	C
12. Funeral homes	--	--	P	--
13. Instructional studios	P	C	P	P
14. Monument sales & display	--	--	C	--
15. Outdoor display	--	--	A	A
16. Outdoor storage	--	--	C	C
<b>C. Automobile/Transportation</b>				
P = Principal Use permitted by right A = Accessory Use C = Conditional Use -- = Use Not Permitted				

*Springfield Township Zoning Resolution*

	C-1 Local	C-2 Office Limited/ Business	C-3 Community	C-4 Highway
1. Garage vehicle repair ( <i>major repair</i> )	--	--	C	P
2. Automobile service station ( <i>minor repair</i> )	--	--	P	P
3. Car wash establishment	--	--	C	C
4. Commercial parking facility	C	C	C	C
5. Gasoline station	--	--	C	P
6. Motor vehicle/farm implement sales & service	--	--	C	C
7. Passenger transportation terminal	--	--	P	P
8. Truck service/rest stop facilities	--	--	--	C
<b>D. Business Services, Equipment Sales &amp; Repair</b>				
1. Appliance, bicycle repair	--	--	P	P
2. Greenhouse, lawn & garden supply, related equipment sales & repair, retail plant sales	--	--	C	--
3. Printing, newspaper & telegraphic services	--	--	C	C
4. Tool & small equipment rental and service	--	--	C	--
5. Work shops for plumbing, HVAC, carpentry, metal, etc.	--	--	C	--
6. Business equipment and supplies	--	--	P	P
7. Commercial business or trade school	--	--	P	P
<b>E. Community Facilities/Institutions</b>				
1. Churches and places of worship	C	C	P	P
2. Assembly hall or membership club	--	C	P	P
3. College or university	--	--	C	C
4. Day care facility, adult or child	C	C	P	P
5. Education facilities, public & private primary and secondary	--	C	C	C
6. Hospital, medical clinics, urgent care facility, ambulance and emergency medical services, nursing homes	--	--	C	C

P = Principal Use permitted by right    C = Conditional Use  
A = Accessory Use    -- = Use Not Permitted

	C-1 Local	C-2 Office Limited/ Business	C-3 Community	C-4 Highway
7. Libraries, museums	C	C	P	P
8. Public park	P	P	P	P
9. Public safety facilities, local	C	C	P	P
F. Unified Commercial Developments	—	—	P	P
G. Other				
1. Radio & TV stations, no towers	--	P	P	P
2. Gas and oil wells	See Section 570			
3. Essential services	P	P	P	P
4. Agricultural uses	See Section 580.1			
5. Wireless telecommunication facilities	See Section 560			
P = Principal Use permitted by right A = Accessory Use		C = Conditional Use -- = Use Not Permitted		

**430.4 LOT REQUIREMENTS.**

The minimum lot requirements for uses in Commercial Districts are specified below.

- A. Minimum Lot Area and Width. The area and width of the lot shall not be less than the dimensions set forth in Table 430.4, except as otherwise provided for a Unified Commercial Developments in Section 430.9.
- B. Minimum Lot Frontage. The minimum lot frontage shall be the same as the minimum lot width set forth in Table 430.4.
- C. Maximum Impervious Surface.
  - 1. The impervious surface on a lot shall comply with the maximum percentage of the total lot area set forth in Table 430.4.
  - 2. The percentage shall be calculated by dividing the amount of the site that is covered by any material that substantially reduces or prevents the infiltration of stormwater by the total horizontal area of the lot. Impervious surfaces include, but are not limited to, roofs, streets, sidewalks, and parking lots paved with asphalt, concrete, compacted sand, compacted gravel or clay.

Table 430.4 Minimum Lot Requirements.

	C-1 Local	C-2 Office/Limited Business	C-3 Community	C-4 Highway
1. Minimum lot size	½ acre	½ acre	1 acre	1 acre
2. Minimum lot width at building line	None	100 feet	150 feet	150 feet
3. Maximum impervious surface coverage	80%	80%	75%	75%

**430.5 BUILDING SETBACKS AND SPACING.**

The minimum building setbacks from lot lines and the minimum spacing between buildings are specified below, except as otherwise regulated in Section 430.9 for Unified Commercial Developments.

- A. Building Setbacks. All structures and other permitted uses of land shall be located on a lot so as not to obstruct or otherwise encroach upon the minimum front, side and rear yard requirements established in Table 430.5, measured from the appropriate lot line, except as otherwise specifically permitted in this Zoning Resolution. For corner lots, the minimum front yard depth shall be required for both street frontages.
- B. Building Spacing. When more than one building is located on a zoning lot, the spacing between buildings shall not be less than 20 feet.

Table 430.5 Minimum Building Setback.

	C-1 Local	C-2 Office/ Limited Business	C-3 Community	C-4 Highway
1. Front yard (measured from the street right-of-way)	25 feet	25 feet	40 feet	60 feet
2. Side and Rear Yard				
a. Adjacent to a lot in an O-C or R district	35 feet	35 feet	50 feet	50 feet
b. Adjacent to a lot in a C, O-R or I District	10 feet	10 feet	20 feet <sup>1</sup>	20 feet
<u>Note:</u>				
<sup>1</sup> No rear yard required where the use abuts a public parking area specifically intended to serve the use.				

**430.6 HEIGHT REGULATIONS.**

All buildings shall comply with the following height regulations:

- A. The height of principal buildings shall not exceed 35 feet.
- B. The height of accessory buildings and structures shall not exceed 16 feet, unless otherwise specified in this Zoning Resolution.

**430.7 OFF-STREET PARKING REGULATIONS.**

Off-street parking areas shall conform to the regulations of Section 520 and to the off-street parking requirements specified below.

- A. Landscaping and Screening. Off-street parking areas shall be effectively screened and landscaped according to the requirements set forth in Section 530.
- B. Parking of Delivery and Service Vehicles. Commercial delivery and service vehicles shall not be parked in any district closer to the street than the front line of the principal building, unless the principal building has a rear parking area; in which case, all such vehicles shall not be parked closer to the street than the rear line of said building.
- C. Off Street Parking Setbacks. Off-street parking shall be located in compliance with the minimum setbacks, measured from the street right-of-way or property line, as specified in Table 430.7, except as otherwise permitted for Unified Commercial Developments.

Table 430.7 Off Street Parking Setbacks

Off-Street Parking Setbacks	C-1 Local	C-2 Office/ Limited Business	C-3 Community	C-4 Highway
1. Front yard (measured from the street right-of-way)	20 feet	20 feet	20 feet	40 feet
2. Side and rear yard				
a. Adjacent to a lot in an O-C or R District	10 feet	10 feet	25 feet	25 feet
b. Adjacent to a lot in a C, O-R or I District	5 feet	5 feet	10 feet	10 feet

**430.8 SUPPLEMENTAL REGULATIONS FOR SPECIFIC USES.**

In addition to the above regulations, gasoline stations and veterinary offices/animal hospitals shall comply with the following standards.

A. Gasoline Stations:

1. Fuel pumps and associated access aisles and canopies shall comply with the parking setbacks set forth in Table 430.7.
2. The only services permitted to be performed on a vehicle shall be the dispensing of air and vehicle fluids such as fuel, oil and windshield wiper fluid.
3. No vehicle shall be parked between the pumps and the front property line except while being serviced at a pump island.

B. Veterinary Offices/Animal Hospitals:

1. The boarding of animals shall be restricted to short-term overnight lodging only as necessary for animals receiving medical attention, and there shall be no outside runs or kennels associated with the veterinary office.
2. Odor and noise shall be adequately controlled to ensure that animals do not create a nuisance.
3. All waste material shall be removed from the site on a daily basis and no animal carcass or animal waste shall be buried on site or be allowed to accumulate on the premise.

**430.9 SUPPLEMENTAL REGULATIONS FOR UNIFIED COMMERCIAL DEVELOPMENTS.**

The following provisions are established in order to encourage and accommodate unified commercial developments. The following specific development standards are intended to provide flexibility in the design and layout of a Unified Commercial Development (UCD). A UCD shall conform to the regulations of the district in which it is located and to other substantive requirements of this Zoning Resolution, as well as satisfy the conditions, standards and requirements of this Section. Whenever there is a difference between the provisions of the district regulations and this Section, the provisions of this Section shall prevail.

- A. A Unified Commercial Development shall have a minimum project size of 4 acres. The UCD project area shall be in one ownership, or if in several ownerships, the application shall be filed jointly by all owners of the properties included in the proposed UCD boundaries.

- B. The minimum lot size for outlots in a UCD shall be one-half (1/2) acre when such outlot does not have access onto a public street existing at the time the development plan for the unified development is approved.
- C. Buildings and parking areas within a UCD shall comply with the following:
  - 1. Along the perimeter of the UCD, buildings shall comply with the building setbacks set forth in Table 430.5 and parking areas shall comply with the parking setbacks set forth in Table 430.7.
  - 2. The minimum building setback shall be 20 from an interior street within the UCD.
  - 3. Side and rear yard setbacks from lot lines on the interior of the UCD shall be the minimum necessary to ensure adequate fire protection around the buildings as determined by the Springfield Township fire department.
  - 4. There shall be no minimum parking setback from side and rear lot lines on the interior of the UCD. However, all parking areas shall comply with the landscaping requirements set forth in Section 530.7.

**430.10 ACCESSORY USE REQUIREMENTS.**

Accessory uses, buildings and structures permitted in Commercial Districts shall comply with the following regulations:

- A. Accessory Buildings. Accessory buildings not greater than 200 square feet may be located in the side or rear yard and shall comply with the minimum parking setbacks established in Table 430.7. Accessory buildings with a floor area greater than 200 square feet shall conform to all lot and yard regulations and development plan review and approval requirements of the zoning district in which the parcel or lot is located.
- B. Outdoor Display: Outdoor display, when permitted as an accessory use according to Section 430.3 shall comply with the following:
  - 1. Outdoor display of retail items, when permitted, shall be considered an accessory use and shall not exceed an area equal to 10% of the ground floor area of the principal building.
  - 2. Outdoor display areas shall comply with the yard regulations set forth in Section 430.5 and be contiguous to the principal building; however, such areas shall be spaced a sufficient distance from the building to satisfy all fire safety requirements, as determined by the Township Fire Chief.
  - 3. Outdoor display areas shall be depicted on the development plan and shall not occupy or interfere with traffic circulation, required parking areas, sidewalks or pedestrian access.

4. Display items shall be displayed outdoors for a maximum duration of three (3) consecutive days for not more than four (4) times in one calendar year.
- C. Waste Receptacles. All solid waste resulting from any permitted principal, conditional or accessory use shall either be disposed of, stored in buildings or in a completely enclosed container. Such building, container or dumpster shall be located in a side or rear yard in compliance with the minimum parking setbacks established in Table 430.7 and screened in accordance with Section 530.
- D. Fences and Walls. Fences and walls may be erected in any Commercial District provided they comply with the requirements set forth in Section 530.
- E. Signs. Signs shall conform to the regulations specified in Section 510.
- F. Storage. A trailer may be temporarily parked on site for loading and unloading activities customarily associated with the permitted use of the site, but in no case shall a commercial or residential trailer, truck body, or discarded motor vehicle be used as any storage facility.
- G. Awnings and Canopies. Awnings and canopies shall not extend closer than one foot to the edge of the property line.

#### **430.11 LANDSCAPING AND SCREENING REQUIREMENTS.**

Visual screening and landscape buffers shall be provided for all lots in Commercial Districts in accordance with the provisions set forth in Section 530.

#### **430.12 PERFORMANCE STANDARDS.**

All commercial uses shall comply with the following performance standards:

- A. Building Design. Service bays and loading areas shall be located in the side or rear yard and shall be screened from view from the street.
- B. Enclosures. All uses and operations, except off-street parking and loading facilities, shall be performed wholly within enclosed buildings, unless specifically permitted otherwise.
- C. Lighting. All exterior lighting shall be shielded to prevent its shining onto adjacent properties or the public right-of-way in compliance with the lighting requirements set forth in Section 530.12.
- D. Noise. - See Section 580.7.
- E. Solid Waste - Solid waste, including packing crates and other excess materials, shall not be allowed to accumulate on a lot and shall be disposed of on a regular basis or enclosed within a wall or fence.

F. Compliance with State and Federal Regulations. All uses shall comply with all applicable state and federal Environmental Protection Agency, OSHA and all other state and federal regulations that pertain to the operation of uses in the Commercial Districts.

**430.13 DEVELOPMENT PLAN REVIEW.**

Prior to the construction, alteration, expansion or modification of a use in a Commercial District, a development plan for such activity shall be reviewed and approved according to the procedures set forth in Section 720.

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