

**PART 10**

**CC CORRIDOR COMMERCIAL DISTRICT**

**§27-1001. District Purpose.**

The purpose of the CC Corridor Commercial District is to allow for a variety of commercial uses to serve the residents of Chalfont and adjoining communities and protect the traffic efficiency and integrity of the Butler Avenue corridor and to create conditions conducive to carrying out the broad purposes of this chapter as set forth in §27-102, Purposes.

(Ord. 319-A, 3/21/2000, Art. 10, §114-86)

**§27-1002. Applicability of Regulations.**

In C-1 Commercial District, the regulations contained in this Part shall apply.

(Ord. 319-A, 3/21/2000, Art. 10, §114-87)

**§27-1003. Permitted Uses.**

A building may be erected or used and a lot may be used or occupied for any of the following uses and no other in accordance with the use regulations of Part 4:

- A. B8 – residential conversion.
- B. C4 – library or museum.
- C. C6 – community center.
- D. C7 – day-care center.
- E. C9 – Borough services.
- F. D1 – office.
- G. D2 – medical office.
- H. E1 – retail shop.
- I. E2 – service business.
- J. E3 – financial establishment.

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- K. E4 – sit-down restaurant.
- L. E5 – fast-food restaurant.
- M. E6 – repair shop.
- N. E7 – funeral home or mortuary.
- O. E8 – hotel, motel, inn.
- P. E9 – indoor entertainment facility.
- Q. E10 – recreation facility.
- R. E11 – tavern.
- S. E12 – veterinary office or clinic.
- T. E14 – car wash.
- U. E16 – automobile repair.
- V. E18 – parking lot.
- W. E22 – dwelling in combination with a business.
- X. E23 – pet day care and salon.
- Y. E24 – kennel.
- Z. F1 – utilities.
- AA. F3 – terminal.
- BB. F4 – cellular telecommunication facilities.
- CC. H1b – personal services.
- DD. H2 – residential accessory building, structure or use.
- EE. H4 – accessory building dwelling unit.
- FF. H5 – nonresidential accessory building or structure.
- GG. H7 – temporary structure or use.
- HH. H8 – temporary community event.

II. H11 – telephone booths.

(Ord. 319-A, 3/21/2000, Art 10, §114-88)

**§27-1004. Conditional Uses.**

A building may be erected or used and a lot may be used or occupied for any of the following uses and no other in accordance with the use regulations of Part 4 and the procedures set forth in §27-1809, Conditional Uses:

- A. A1 – general farming.
- B. E13 – service station.
- C. E15 – automobile sales.
- D. E17 – truck sales.
- E. E19 – shopping center.
- F. H1d – home crafts.
- G. H4 – accessory building dwelling unit.
- H. H5 – nonresidential accessory building or structure.
- I. H6 – outside storage and display.
- J. H10 – bed and breakfast.
- K. H13 – drive through.

(Ord. 319-A, 3/21/2000, Art. 10, §114-89)

**§27-1005. Uses by Special Exception.**

A building may be erected or used and a lot may be used or occupied for any of the following uses and no other in accordance with the use regulations of Part 4 and the procedures set forth in §27-1808, Special Exceptions:

- A. H4 – accessory building dwelling unit.
- B. H5 – nonresidential accessory building or structure.

(Ord. 319-A, 3/21/2000, Art. 10, §114-90)

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### **§27-1006. Area and Dimensional Regulations.**

The following establishes the area and dimensional requirements for the CC Corridor Commercial District, except where greater or lesser requirements are established in Part 4, §27-407, in which case the requirements of §27-407 shall apply:

- A. Lot area: 18,500 feet minimum.
- B. Lot width: 100 feet minimum.
- C. Building area: 50% maximum.
- D. Front yard: 30 feet minimum.
- E. Side yard: 25 feet minimum. If there is only one side yard as per a lot shown in Figure 9, it shall be at least 25 feet.
- F. Rear yard: 50 feet minimum.
- G. Height: 35 feet maximum. Structures not designed for human occupancy are governed by Part 5, §27-549.
- H. Density: four dwelling units per acre maximum.
- I. Impervious surface: 75% maximum.
- J. Floor area ratio: 0.040.

(Ord. 319-A, 3/21/2000, Art. 10, §114-91)

### **§27-1007. Special Regulations.**

In addition to the requirements of this Part, a development proposed in this district shall comply with applicable regulations contained in Part 4, Use Regulations. and Part 5, Performance Standards. All utilities, including electric, telephone, cable television and similar type installations shall be placed underground.

(Ord. 319-A, 3/21/2000, Art. 10, §114/92)

### **§27-1008. Butler Avenue Gateway Commercial Overlay District.**

1. Purpose. The Borough Council of Chalfont Borough desires to establish a gateway commercial district at the northernmost portion of Butler Avenue for the following purposes:

- A. To encourage innovative planning concepts which contribute to the village character and vitality of the community.
  - B. To provide for a mix of commercial and business uses that will share infrastructure, thereby reducing congestion while promoting efficient traffic flow and increased pedestrian access.
  - C. To establish and maintain market incentives and design guidelines that will attract new business to the community.
2. Delineation of the Butler Avenue Gateway Commercial Overlay District.
- A. The Butler Avenue Gateway Commercial Overlay District shall consist of the following properties:
    - (1) Bucks County Tax Map Parcel Number 07-012-008.001.
    - (2) Bucks County Tax Map Parcel Number 07-012-008-002.
    - (3) Bucks County Tax Map Parcel Number 07-012-008-003.
    - (4) Bucks County Tax Map Parcel Number 07-012-008-000.
    - (5) Bucks County Tax Map Parcel Number 07-012-008-005.
    - (6) Bucks County Tax Map Parcel Number 07-012-008-007.
    - (7) Bucks County Tax Map Parcel Number 07-012-003-001.
    - (8) Bucks County Tax Map Parcel Number 07-012-004-001.
    - (9) Bucks County Tax Map Parcel Number 07-012-003-000.
  - B. In order for an applicant to qualify to utilize the provisions of this section, a minimum of six of the contiguous above-referenced properties shall be included within the proposed development.
3. Uses Permitted. A building may be erected or used for any of the following uses and no other in accordance with the use regulations of Part 4:
- A. C3 – commercial school.
  - B. C7 – day-care center.
  - C. C9 – Borough services.
  - D. D1 – office.

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- E. D2 – medical office.
  - F. E1 – retail shop.
  - G. E2 – service business.
  - H. E3 – financial establishment.
  - I. E4 – sit-down restaurant.
  - J. E6 – repair shop.
  - K. E11 – tavern.
  - L. E12 – veterinary office or clinic.
  - M. E22 – dwelling in combination with a business.
  - N. H13 – drive-through use (as an accessory use to the E1 and E3 uses only).
4. Conditional Uses:
- A. H5 – nonresidential accessory building or structure, not including required trash/recycle enclosures.
  - B. H7 – temporary structure or use.
  - C. H16 – outdoor eating area (as an accessory use to the E4 use only).
5. Mix of Uses. In order for an applicant to qualify to utilize the provisions of this section and to ensure a mix of commercial and business uses, and pursuant to the purposes of the overlay district, an applicant shall be required to provide and maintain a minimum of four permitted uses within any proposed development.
6. Area and Dimensional Regulations. Uses within the Butler Avenue Gateway Commercial Overlay District shall comply with applicable regulations of Part 4, Use Regulations, and Part 5, Performance Standards, unless otherwise identified within this section.
- A. Minimum setback requirements from streets and perimeter boundary/property lines shall be in accordance with the following requirements:
    - (1) In order to encourage a village feel in accordance with the purposes of the overlay district, the existing legal right-of-way shall be utilized for all setback requirements, in lieu of the ultimate right-of-way, along Butler Avenue (SR 0202), Bristol Road (SR 2025) and Moyer Road. The proposed PennDOT right-of-way shall be utilized for the net

buildable site area and the total lot area as applicable for the calculation of impervious surface and floor area ratio in Subsections A(1)(g) and (h) below.

- (a) Building area: 50%.
- (b) Front yard:
  - [1] Bristol Road (SR 2025): 30 feet.
  - [2] Butler Avenue (SR 0202): 20 feet.
  - [3] Moyer Road: 20 feet.
- (c) Side yard: 25 feet.
- (d) Rear yard: 50 feet.
- (e) Height: 35 feet.
- (f) Density: four dwelling units per acre maximum (Use E22).
- (g) Impervious surface: 75%.
- (h) Floor area ratio: 0.040.
- (i) Separation between buildings: 50 feet.
- (j) Use E1 building area: 15,000 square feet maximum.
- (k) Use C7 play area: 10,000 square feet.
- (l) Use D1 and D2 building area: 12,000 square feet maximum.
- (m) Parking area setback from the existing legal right-of-way:
  - [1] Bristol Road (SR 2025): 20 feet.
  - [2] Butler Avenue (SR 0202): 20 feet.
  - [3] Moyer Road: 10 feet.

7. Parking. All parking areas within the Butler Avenue Gateway Commercial Overlay District shall comply with applicable sections of this chapter and Chapter 22, Subdivision and Land Development, unless otherwise identified within this section.

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- A. All areas of a proposed Butler Avenue Gateway Commercial Overlay District development shall be provided with an interconnected parking area that provides for access to all portions of the proposed development and all uses provided.
  - B. The number of parking spaces required in a common parking facility by this chapter may be reduced below that total by the Borough Council if it can be demonstrated to the Borough Council via a prepared traffic engineering study that the hours or days of peak parking needed for the uses are so different that a lower total will provide adequately for all uses served by the facilities. This reduction for shared parking shall be subject to the recommendation of the Borough Engineer.
  - C. Due to the required mixing of uses, reserved parking up to 25% of that required herein may be permitted in order to create additional open space. Reserved parking shall be designed and engineered but need not be constructed unless directed by the Borough Council. This parking reduction is permitted upon the recommendation of the Borough Engineer and must be approved by the Borough Council with the execution and recordation of a reserved parking agreement in a form acceptable to the Borough. The reserved parking agreement shall include that, after 18 months following the issuing of the last occupancy permit, the additional parking spaces shall be provided at the developer's or owner's expense should it be determined by the Borough Council that the required number of parking spaces are necessary to satisfy the need for the particular land development. This agreement shall apply to any future owners of the property. All stormwater controls shall be designed and sized for the total parking load as if constructed.
  - D. In order to reduce impervious area and increase green space within the Butler Avenue Gateway Commercial Overlay District, parking stall size may be provided at 9 x 18 feet, provided that wheel stops and/or curbing are provided at all parking areas utilizing this dimensional criteria. All parking stalls not provided with wheel stops and/or curbing shall be 10 x 20 feet.
  - E. The minimum curbline radius may be provided at five feet for all areas associated with vehicular parking and vehicular access to parking. All other areas may be permitted to be a minimum of three feet in radius.
  - F. Loading spaces may be provided at 10 x 18 feet and may be shared by uses within 100 feet of each other. The location of the required loading space shall be approved by the Borough Council for the uses provided.
  - G. Aisles serving parking areas shall be constructed in accordance with applicable sections of this chapter and Chapter 22, Subdivision and Land Development.
8. Drive-Through Use Requirements. Drive-through uses within the Butler Avenue Gateway Commercial Overlay District shall comply with applicable regulations of

§27-407, Subsection 8M, H13 Drive-through, unless otherwise identified within this section.

- A. A drive-through use shall be permitted as an accessory use to the E1 and E3 uses.
- B. Drive-through facilities and the associated stacking lanes shall be designed, when available, not to impede or impair vehicular and pedestrian movement and not to cross or pass through off-street parking areas or pedestrian access. Where conflicts are identified, the applicant shall provide adequate signage, raised walkways and or appropriate pavement striping to clearly delineate the areas of conflict. All drive-through protection areas shall be reviewed by the Borough Engineer and approved by the Borough Council.
- C. Stacking areas shall be provided for vehicles awaiting drive-through service and shall be in accordance with the following:
  - (1) E1 – retail shop: 30 feet.
  - (2) E3 – financial establishment: 80 feet.
- D. Drive-through lanes are to be separated from parking aisles by a painted line.

The lanes and stacking areas shall be a minimum of nine feet in width.

- E. Access may be taken from adjacent lots with nonresidential uses if either lot adjoins the adjacent lot for at least 50% of the length of the side of either lot.
- F. The highest point or peak of any overhead canopy shall not exceed the highest point of its associated structure.

9. Landscape and Buffering Requirements.

- A. Against neighboring residential uses and/or residential zoning districts, all landscaping and other required buffering shall be provided in strict accordance with applicable sections of this chapter and Chapter 22, Subdivision and Land Development.
- B. Landscaping requirements and performance standards shall be in accordance with the applicable sections of this chapter and Chapter 22, Subdivision and Land Development.

10. Stormwater Management. All stormwater management controls and conveyance systems shall be provided in strict accordance with applicable sections of this chapter and Chapter 22, Subdivision and Land Development.

11. Sidewalk and Pedestrian Access.

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- A. All roadways and/or accessways within the interior of the Butler Avenue Gateway Commercial Overlay District shall be provided with sidewalks on both sides.
- B. All roadways that border the Butler Avenue Gateway Commercial Overlay District shall be provided with sidewalks.
- C. All sidewalks and pedestrian access areas shall be constructed in strict accordance with applicable sections of this chapter and Chapter 22, Subdivision and Land Development.

### 12. Site Amenities.

- A. Site lighting shall be provided and installed in strict accordance with the applicable sections of this chapter and Chapter 22, Subdivision and Land Development.
- B. Trash receptacles of a type and style approved by the Borough Council shall be placed throughout the site as directed.
- C. Benches of a type and style approved by the Borough Council shall be placed throughout the site as directed.
- D. Bike racks of a type and style approved by the Borough Council shall be placed throughout the site as directed.

### 13. Sign Regulations. Signage shall be provided and installed in strict accordance with the following provisions:

- A. Ground signs serving the Butler Avenue Gateway Commercial Overlay District shall comply with applicable regulations of Ordinance No. 377A, unless otherwise identified within this section.<sup>1</sup>
  - (1) Number. An applicant may erect and maintain one ground sign at each entrance to the Butler Avenue Gateway Commercial Overlay District.
  - (2) Area. No single face of any ground sign shall be larger than 150 square feet in sign area nor in excess of 15 feet in any dimension of the sign face.
  - (3) Location.
    - (a) Ground signs shall be located a minimum of five feet beyond the legal right-of-way of any street.

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<sup>1</sup> Editor's Note: See Part 5, Signs, of this chapter.

- (b) A ground sign shall not be located within any clear sight area for any street and/or driveway.
- (4) Height. No portion of any ground sign shall be in excess of 12 feet above grade level.

B. Use Regulations.

- (1) Office Uses D1 and D2 and Borough Services Use C9 shall be permitted the following signs:
  - (a) Single-occupant structure: one ground sign and one wall sign or projecting sign.
  - (b) Multiple-occupancy structure:
    - [1] One ground sign serving as a directory sign may be used, with an individual listing for each occupant/tenant, at each entrance into the facility.
    - [2] One wall sign or projecting sign may be permitted for each occupant with an individual entrance into the building/facility.
- (2) Retail and Consumer Service Uses E1, E2, E3, E4, E6, E11 and E12 shall be permitted the following signs:
  - (a) Single-occupant structure.
    - [1] One ground sign.
    - [2] Projection and wall signs having a total square footage not in excess of the allowable amount permitted under a coordinated development.
    - [3] Window signage not to exceed 15 square feet.
  - (b) Multiple-occupancy structure:
    - [1] One ground sign serving as a directory sign may be used, with an individual listing for each occupant/tenant, at each entrance into the facility.
    - [2] Wall signs or projecting signs may be permitted for each occupant/tenant at each individual entrance into the building/facility.

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- [3] Window signage may be permitted for each occupant/tenant, not to exceed 15 square feet.
    - (3) Institutional Uses C3 and C7 shall be permitted the following signs:
      - (a) Single-occupant structure:
        - [1] One ground sign and one wall sign or projecting sign.
        - [2] Window signage not to exceed 15 square feet.
      - (b) Multiple-occupancy structure:
        - [1] One ground sign serving as a directory sign may be used, with an individual listing for each occupant/tenant, at each entrance into the facility.
        - [2] One wall sign or projecting sign may be permitted for each occupant/tenant with an individual entrance into the building/facility.
  - C. All signs within a coordinated development shall be designed so that the proposed signage shall be of the same size, shape, general design, color, and material so as to create uniformity among the series of signs.
  - D. In order to reduce the number of signs where multiple uses occur within a coordinated development, whether single- or multiple-occupancy structures, the allowable square footages for all uses within a coordinated development shall be permitted to be "pooled" and/or added together. In addition, for calculation purposes, a double-faced sign (ex., ground sign) shall count as a single sign. The applicant shall provide a complete sign package for review and approval by the Borough prior to the issuance of a sign permit.
14. Architectural Development Guidelines. In order to ensure all design elements within the Butler Avenue Gateway Commercial Overlay District will be uniform, the applicant shall provide the following:
- A. Architectural drawings indicating concepts for facades, roof design and materials for buildings shall be provided by the applicant and approved by the Borough Council prior to final land development approval. These structures shall maintain a village character.
  - B. The applicant shall incorporate complementary standards for all streetscape elements, including lighting, sidewalk design, street furniture/benches and street signs, etc., and for all accessory structures, including trash enclosures and screening for mechanical equipment.

15. Traffic Impact Study. A traffic impact study shall be provided and approved by the Borough Engineer in accordance with the applicable sections of this chapter and Chapter 22, Subdivision and Land Development.
16. Utilities. All new proposed utilities serving all uses within the Butler Avenue Gateway Commercial Overlay District shall be placed underground and shall be public utilities.
17. Roadway Improvements. All roadway improvements shall be reviewed and approved by the Borough Engineer and shall be in accordance with Pennsylvania Department of Transportation requirements along all state highways and in accordance with Chalfont Borough requirements for all Borough streets.

(Ord. 319-A, 3/21/2000, Art. 10, §114-93; as amended by Ord. 380, 3/24/2009; and by Ord. 386, 6/23/2009)

