Minimum Lot Depth	120’
Minimum Lot Width (at ROW)	70’
Maximum Density	24.0
Minimum Front Setback	25’
Minimum Rear Setback	30’
Minimum Side Setback	30’
Maximum Building Height	50’
Maximum Lot Coverage	40%

§ 145-18 C1 CORRIDOR COMMERCIAL DISTRICT.

A. Purpose. The C1 District is intended primarily for local retail, office and service Uses necessary to satisfy the needs of nearby residential neighborhoods.

B. Permitted Uses. Uses and their Accessory Structures permitted in the C1 District include:

1. Animal Daycare.
2. Business Services.
3. Car Wash.
4. Clinic.
5. Continuing Care Facility.
6. Convenience Store, Neighborhood.
7. Convenience Store, Small.
8. Day-Care Center.
9. Eating and Drinking Establishment.
10. Educational Institution.
11. Essential Services.
12. Financial Institution.
13. Forestry.

14. Funeral Home.
15. Ghost Kitchen.
16. Health Club.
17. Hospital.
18. Lawn and Garden Center.
19. Makerspace.
20. Medical Marijuana Dispensary.
21. Mixed Use Occupancy (Commercial).
22. Multiple-Establishment Center.
23. Personal Services.
24. Pet Grooming Establishment.
25. Professional Services.
26. Public Buildings and Structures.
27. Recreation Facility, Commercial.
28. Recreation Facility, Public.
29. Retail Business Establishment.
30. Shopping Center, Community.
31. Shopping Center, Neighborhood.
32. Studio, Dancing or Music.
33. Vehicle Detail.
34. Vehicle Sales, Rental, Service and Repair.
35. Veterinary Clinic.
36. Wireless Communications Facility, Non-Tower.

C. Uses permitted by Conditional Use. The Board of Supervisors may approve a Use by Conditional Use for the following Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Use as set forth in Article V of this Chapter are satisfied:

1. Garage, Public.

D. Accessory Uses permitted by right. Any Use and their accompanying Structures that are customarily subordinate and incidental to an approved Permitted Use, Special Exception, or Conditional Use are permitted by right, including but not limited to, the following:

1. Car Wash, Accessory.
2. Drive-Through Facility.
3. Kennel, Accessory.
4. Personal Support Services for a Continuing Care Facility.
5. Small Wireless Facility.
6. Solar Energy System, Private.
7. Temporary Uses.
8. Vehicle Fuel Station, Retail.
9. Wind Turbine System, Small.

E. Accessory Uses permitted by Conditional Use. The Board of Supervisors may approve an Accessory Use by Conditional Use for the following Accessory Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Accessory Use as set forth in Article V of this Chapter:

1. Crematory.

F. Dimensional Standards.

Minimum Lot Size	N/A
Minimum Lot Depth	100’
Minimum Lot Width (at ROW)	40’
Maximum Density	N/A
Minimum Front Setback	10’
Minimum Rear Setback	20’
Minimum Side Setback	10’
Maximum Building Height	35’

Maximum Lot Coverage	60%

§ 145-19 C2 REGIONAL COMMERCIAL DISTRICT.

A. Purpose. The C2 District is intended to foster orderly growth in areas where primarily commercial establishments serve a consumer population well beyond township borders.

B. Permitted Uses. Uses and their Accessory Structures permitted in the C2 District include:

1. Animal Daycare.
2. Business Services.
3. Clinic.
4. Day-Care Center.
5. Eating and Drinking Establishment.
6. Educational Institution.
7. Essential Services.
8. Financial Institution.
9. Forestry.
10. Garage, Public.
11. Ghost Kitchen.
12. Health Club.
13. Hotel.
14. Lawn and Garden Center.
15. Medical Marijuana Dispensary.
16. Mixed Use Occupancy (Commercial).
17. Multiple-Establishment Center.
18. Personal Services.
19. Pet Grooming Establishment.