

TOWNSHIP OF WYSOX
ORDINANCE NO. 2013-3

AN ORDINANCE AMENDING, CHAPTER 10, ZONING ORDINANCE OF THE CODE OF THE WYSOX TOWNSHIP, COUNTY OF BRADFORD, COMMONWEALTH OF PENNSYLVANIA.

ARTICLE X (A.)

The Wysox Township Supervisors hereby ordains and enacts as follows:

(CG II) Commercial General District II

Section 1009. INTENDED PURPOSE

- A. The purposes of the (CG II) Commercial General District II is to provide for the orderly development off highway –oriented commercial uses south of the Townships CG General Commercial District and North of the Manufacturing District. This will provide for a Transitional Commercial District in combination with a Light Manufacturing area.
- B. The purpose of the (CG) Commercial District is to provide orderly development on Route 6 East of Wysox Creek and North of the Railroad Tracks all properties that abut the Highway to provide for a combined Commercial District and Light Manufacturing area.

Section 1009. A. DESCRIPTION OF THE DISTRICT

Commercial II zones

- A. Bounded on the North by the rear property lines of parcels which front Route 6 and/or by properties which front on either Susquehanna or Sullivan Street; bounded on the East by the western property line of the Plaza Shopping Center; bounded on the South by the rail road tracks; and bounded on the West by Leisure Drive.
- B. Bounded on the North generally by the rear property lines of all parcels which front on Route 6; bounded on the East by the western property lines which front on Red Rock Road; bounded on the South by the Susquehanna River; and bounded on the West by Wysox Creek.

Section 1010. PERMITTED USES

- A. Dwelling units, provided such unit is located on or above the second floor level of a nonresidential use, in accordance with Section 905 herein.

- B. Nonresidential cluster subdivision/land development in accordance with Section 1202.A.9 herein.
- C. Bus passenger stations.
- D. Motels, hotels, boarding homes, bed and breakfast establishments.
- E. Any retail business not separately listed below as a permitted use or special exception whose principal activity is the sale of merchandise in an enclosed building, such as hardware, variety, clothing, personal service shops, appliance stores and similar retail activities.
- F. Convenience stores, including the sale of motor fuels.
- G. Bakery, candy, pastry, confectionery or ice cream retail sales, with minor related processing permitted.
- H. Business, financial, professional offices, including financial institutions.
- I. Planned shopping center.
- J. Studios for instruction in dance, music, arts and sciences.
- K. Repair establishments contained within an enclosed building.
- L. Eating and drinking establishments.
- M. Movie and performing arts theaters.
- N. Indoor recreational facilities.
- O. Vehicular service stations.

P. Vehicular garages for the storage and repair of motor vehicles, including vehicular body shops.

Q. Vehicular wash.

R. Vehicular sales and equipment, as a permitted outdoor use.

S. Florists, greenhouses, roadside produce markets, or nurseries, provided that all incidental equipment and supplies, including fertilizers and empty cans, are kept within a building.

T. Group day care facilities.

U. Medical centers.

V. Parking as a principal use.

W. Municipal buildings and uses.

X. Public utility and communication uses where operation requirements necessitate locating within the District.

Y. Signs, when erected and maintained in accordance with the Wysox Township Ordinance controlling the use of Signs, as amended.

Z. (Reserved for future use)

AA. Any fabrication wholesaling or distributing use, i.e. fabrication to make by constructing or assembling parts or sections into a useable product for operations only in the interior of the building.

BB. Truck Freight depot. – a local distribution center for freight to be stored and delivered within a radius of 40 miles.

- CC. Day care facilities incorporated into the commercial facility.

- DD. Lumberyard, pipe yard, building material storage yards, contractor equipment and storage yards. Wholesale and retail sales for each use as an accessory use.

- EE. Laundries, cleaning, dyeing, carpet and rug cleaning.

- FF. Blacksmiths

- GG. Machine shops (Operations only in the interior of the building).

- HH. Public utility uses, electric and utility hookup and transmission and communication uses, communication hookup and transmission where operation requirements necessitate locating within the district.

- II. Emergency services facilities.

- JJ. Uses and buildings customarily accessory and incidental any permitted use.

Section 1011. **SPECIAL EXCEPTIONS**

The following special exceptions may be permitted by the Zoning Hearing Board, following review and comment by the Planning Commission, pursuant to standards and criteria as set forth in Articles XII and XVIII herein.

- A. Outside storage and display when accessory to a permitted use, provided that the following provisions are met:
 - 1. Outside storage shall not occupy any part of the street right-of-way and no other area intended or designed for pedestrian use, required parking areas, nor required front yard.

 - 2. Outside storage areas shall be shielded from view from the public streets.

- B. Drive-In establishments (vehicle access through the interior of the building)
i.e. car wash, oil change

- C. Drive-Thru establishments (vehicle access on the exterior of the building) i.e.
fast food restaurants, Banks, and Pharmacy.

- D. Building Materials (Outside storage and retail sales) i.e. lumber, electrical,
pipe.

- E. Retail Products (Outside storage)

- F. Cell phone, radio, television and other communication and data signals,
antennas not to exceed skyline height.

- G. Self-Storage buildings and structures leased by the owner to customer for the
parking of vehicles including, but not limited to automobiles, RVs, trailers,
boats, campers and similar items and the storage of household items, tools,
equipment and other materials not prohibited by this ordinance or any other
applicable laws and regulations. Compliance with the requirements of this
permitted use shall be the responsibility of the lessor, lessee and property
owner.

Section 1012. **USE RESTRICTIONS**

The above specified uses shall be permitted only under the following conditions:

- A. Such stores, shops and businesses shall be conducted within an enclosed
building, except as otherwise permitted in accordance with Article XII herein.

- B. Such uses, operations or products are not obnoxious or offensive by reason of
the emission of excessive gas, odor, dust, smoke, or other particulate matter,
toxic or noxious matter noise, vibration, refuse matter, humidity, heat or glare
or other causes. “Excessive” is defined for these purposes as a degree that has
been deemed by any Federal or Commonwealth of Pennsylvania agency or
department, or reasonably determined by a majority of the Township
Supervisors to be injurious to the public health, safety.

- C. There shall be no manufacturing, compounding, processing or treatment of products other than that which is clearly incidental and essential to a retail store and when all such products are sold on the premises.

Section 1013. **HEIGHT REGULATIONS**

- A. The height of a building shall not exceed forty (40') feet.

- B. Building height may be increased in accordance with Section 1203 herein.

Section 1014. **LOT AREA, LOT WIDTH AND IMPERVIOUS COVERAGE REGULATIONS**

- A. Unless otherwise specified herein, minimum lot area and width shall be based upon required setbacks, coverage, parking, loading/unloading, and availability of public sanitary sewer, and other applicable standards.

- B. Maximum impervious coverage: Seventy-five (75%) percent.

- C. At least ten (10%) percent of the lot area shall be maintained with a vegetative cover.

- D. Lot area, lot width and coverage requirements for any residential use permitted in this District shall be in accordance with such standards as set forth in Article IX herein.

Section 1015. **SETBACK REGULATIONS**

Unless otherwise specified, each lot shall have front, side and rear yards of not less than the depth or width indicated below:

- A. Front yard: Twenty (20') feet, or the applicable building set back line from any streets, roads or highways whichever is greater.

Exception: Where buildings already exist, the setback line of the building to be constructed shall be at least the average of adjoining building already existing, or the distances set forth below whichever is less, subject to the limitation that the structure may not encroach into any federal, state, county, or township right-of-way without the express written permission of the governmental entity entitled to the right-of way.

- B. Side yard: Eight (8) feet or the applicable building setback line from any street, roads or highways whichever is greater. No side yard shall be required

where structures abut one another, provided that a written agreement is entered into by such property owners and submitted to the Zoning Officer. However, in no case shall common party walls be permitted between properties of separate ownership.

- C. Rear yard: Twenty-five (25') feet or the applicable building set back line from any streets roads or highways whichever is greater.
- D. In the case of a lot bounded on multiple sides by Public Street, public roads or public highways, the yards extending along all street, roads or highways are subject to the set back provisions for front yards.
- E. Interior yard: (open space between structures) Interior yards shall be provided in accordance with Section 1205 herein.
- F. Buffer yards/screen plantings shall be provided in accordance with Section 1206 herein.
- G. For permitted yard reduction refer to Section 1205 herein.

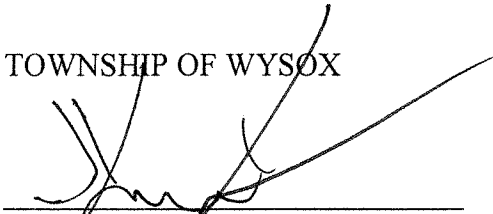
Section 1016. **OFF-STREET PARKING/ACCESS AND LOADING/UNLOADING**

Off-street parking/access and loading/unloading shall be provided in accordance with Article XIV herein and the Bradford County Subdivision and Land Development Ordinance, as amended.


This Ordinance shall take effect immediately upon adoption.

ORDAINED AND ENACTED THIS 12 day of NOVEMBER, 2013.

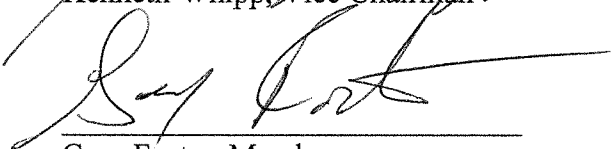
TOWNSHIP OF WYSOX



Jon Kulick, Chairman

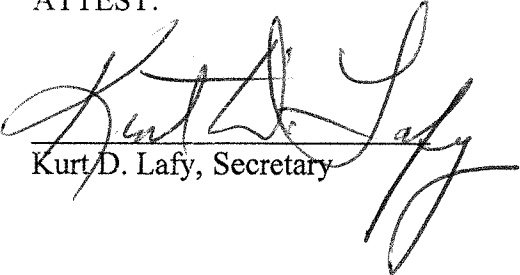


Kenneth Whipp, Vice Chairman



Gary Foster, Member

ATTEST:



Kurt D. Lafy, Secretary