

**PROPOSED AMENDMENTS
TO THE
YORK TOWNSHIP ZONING RESOLUTION**

*AMEND SECTION 303 C-1 COMMERCIAL DISTRICT BY AMENDING
SECTION 303.02 USES TO READ AS FOLLOWS:*

Section 303 C-1 Commercial District

303.02 Uses

Within a C-1 Commercial District, no building, structure, or premises shall be used, arranged to be used, or designed to be used, except for one or more of the following uses:

A. Permitted Uses

- 1. Offices**
- 2. Banks and Financial Institutions**
- 3. Retail Stores**
- 4. Personal Services**
- 5. Restaurants and Coffee Shops**
- 6. Taverns**
- 7. Business Services**
- 8. Schools and Training Facilities**
- 9. Hotels and Motels**
- 10. Nurseries and Garden Centers**
- 11. Printing, Publishing and Copy Service Facilities**
- 12. Hardware, Building Supply, and Lumber Yards**
- 13. Health Spas**
- 14. Exercise and Athletic Facilities**
- 15. Sales, Rental, Service and Repair of Vehicles, Machinery, and Equipment**
- 16. Public Parks and Recreational Facilities**
- 17. Public Service Facilities**
- 18. Places of Worship**
- 19. Photo, Art, and Dance Studios**
- 20. Bed and Breakfasts**
- 21. Mortuaries; Funeral Homes**
- 22. Day Care Centers for Children and Adults**

B. Conditionally Permitted Uses

The Board of Zoning Appeals may issue Conditional Zoning Certificates for uses listed herein, subject to the provisions of Article V:

- 1. Medical Clinics and Ambulatory Care Facilities**
- 2. Gasoline Service Stations**
- 3. Recreation and Entertainment Facilities**
- 4. Nursing Homes and Assisted Living Facilities**
- 5. Party Centers**
- 6. Kennels; Animal Shelters; Pet Spa; Pet Salon, Grooming Facilities**
- 7. Similar Uses**

C. Accessory Uses

- 1. Signs subject to the provisions of Article IV hereof**
- 2. Fences**
- 3. Parking subject to the provisions of Section 303.11**
- 4. Satellite Dishes**
- 5. Wind Turbine Energy Devices**
- 6. Accessory Buildings and Structures**
- 7. Outdoor Display Areas subject to the provisions of Section 303.13**

AMEND SECTION 303 C-1 COMMERCIAL DISTRICT BY ADDING SECTION 303.13 OUTDOOR DISPLAY AREAS TO READ AS FOLLOWS:

303.13 Outdoor Display Areas

Merchandise to be sold at retail on the premises may be displayed outdoors, except that no such display area shall be within fifty (50) feet of any residential district nor within twenty (20) feet of any street right-of-way. Display areas shall be screened from abutting residential districts by a twenty (20) foot landscaped strip sufficient to minimize undesirable visual effects of such display area; such landscaped buffer shall be maintained in a neat and orderly fashion.

AMEND SECTION 304 I-1 INDUSTRIAL DISTRICT BY AMENDING SECTION 304.02 USES TO READ AS FOLLOWS:

Section 304 I-1 Industrial District

304.02 Uses

Within an I-1 Industrial District, no building, structure, or premises shall be used, arranged to be used, or designed to be used, except for one or more of the following uses:

A. Permitted Uses

1. Warehousing and Storage
2. Wholesale Operations
3. Light Manufacturing, Fabrication, and Assembly
4. Offices
5. Printing, Publishing and Copy Service Facilities
6. Public Service Facilities
7. Vehicle, Machinery, and Equipment Sales, Rental, Service and Repair
8. Hardware, Building Supply Stores and Lumbar Yards
9. Contractors Yards
10. Nurseries and Garden Centers
11. Business Services

B. Conditionally Permitted Uses

The Board of Zoning Appeals may issue Conditional Zoning Certificates for uses listed herein, subject to the provisions of Article V:

1. Veterinary Animal Hospitals/Clinics
2. Party Centers
3. Heavy Manufacturing, Processing, Fabrication, and Assembly
4. Research and Testing Facilities
5. Similar Uses

C. Accessory Uses

1. Signs subject to the provisions of Article IV hereof
2. Fences
3. Parking subject to the provisions of Section 304.11
4. Satellite Dishes
5. Wind Turbine Energy Devices

- 6. Accessory Buildings and Structures**
- 7. Outdoor storage of building materials, construction equipment, and goods for distribution shall be permitted provided that the outdoor storage area is a least two hundred (200) feet from the nearest residential district, or the outdoor storage area is separated from the residential district by a six (6) foot high solid fence or wall.**

AMEND SECTION 902 DEFINITIONS BY ADDING THE FOLLOWING DEFINITIONS:

902 Definitions

LIGHT MANUFACTURING, FABRICATION AND ASSEMBLY: An industrial type use which may include the design, assembly, processing, creation, formation, production, or construction of products and equipment from previously manufactured components, where such operations do not produce objectionable noise, smoke, vibration, heat, glare, or other environmental impacts, but shall not include any operations that involve the reduction, refining, heat treatment, or chemical conversion of primary raw materials.

PERSONAL SERVICES: Services provided to individual members of the general public where the primary purpose is not the transfer of ownership of tangible goods. Such operations may include personal grooming services such as barber shops, beauty parlors, tanning salons, nail salons, dry cleaning services, and tailoring, or may involve other personal improvement services such as tutoring or counseling.

BUSINESS SERVICES: Services provided primarily to other business operations, which may include consulting services, property and/or equipment maintenance services, financial and/or accounting services, computer and/or information management services, advertising and/or graphic services, and similar operations.

AMEND ARTICLE V CONDITIONAL ZONING CERTIFICATES BY DELETING SECTION 506.12 DRIVE-IN OR DRIVE-THRU FACILITIES IN ITS ENTIRETY