

ZONING

200 Attachment 15

Township of College

Criteria and Standards for the Office Commercial District (C-2)

[Amended 3-11-1993 by Ord. No. O-93-02; 6-23-1994 by Ord. No. O-94-03; 5-17-2001 by Ord. No. O-01-03; 7-5-2007 by Ord. No. O-07-12; 12-18-2008 by Ord. No. O-08-12; 12-3-2009 by Ord. No. O-09-17; 7-15-2010 by Ord. No. O-10-04; 3-19-2015 by Ord. No. O-15-03; 2-18-2016 by Ord. No. O-16-02; 7-21-2022 by Ord. No. O-22-02]

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:			Yard Setback Requirements The following yard requirements shall be met:			Maximum Height (feet)					
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)						
Land and structures may be used for only the following:												
Primary Uses												
(1) Ambulance, fire and police services and facilities	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage, yard setback, parking and other requirements contained in this section and chapter.	150	30% (buildings) 60% (total impervious)	50	15	50	45					
(2) Child and adult day-care centers; see § 200-11E												
(3) Commercial cemeteries												
(4) Commercial parking lots												
(5) Data centers												65
(6) Funeral homes and mortuaries												45
(7) Hospitals												
(8) Indoor recreational facilities												
(9) Medical office and clinics												
(10) Model homes; see also § 200-11W												
(11) Light manufacturing facilities												
(12) Office uses												
(13) Places of assembly; see also § 200-11F												
(14) Public and private institutions of higher education												
(15) Public libraries and museums; art galleries and reading rooms												
(16) Radio and television studios												
(17) Research, engineering and testing laboratories												
(18) Studios for instruction in music, performing, visual and media arts; photographic and handcraft studios												
(19) Veterinary offices and clinics												
(20) Wireless communications facility							See § 200-39.1, Wireless communications facilities (WCFs), for requirements					
Accessory Uses	See primary use to which it is accessory.											
(21) Customary uses accessory to the above, essential services												
(22) Crematories, as an accessory use to funeral homes and mortuaries												
(23) Wireless communications facility	See § 200-39.1, Wireless communications facilities (WCFs), for requirements											

NOTES:

- (1) All drive-through facilities as either primary and accessory use are expressly prohibited from the Office Commercial District.
- (2) All research and testing activities related to research, engineering and testing laboratories shall be conducted in a manner that does not produce smoke, fumes, odors, dust, noise, vibration, and/or glaring light that are noticeable from beyond the lot lines of the subject property.