

Township of Warminster, PA  
Monday, July 10, 2023

## Chapter 27. Zoning

### Part 12. C-1 Commercial-1 District

#### § 27-1200. Permitted uses.

[Ord. No. 762, 5/7/2020]

1. A building may be erected or used and a lot may be used or occupied for any of the purposes listed in this section, subject to additional requirements of applicable provisions of this and other Township ordinances.

A. The following uses are permitted by right:

Use 2	Lawn and garden center
Use 11	Place of worship
Use 12	Public or private school
Use 13	Library or museum
Use 16	Private club or lodge
Use 17	Community center
Use 19	Adult day care
Use 21	Nursing home, personal care facility, assisted living facility, or convalescent home
Use 25	Sober living facility
Use 26	Medical or dental office/clinic
Use 29	Business or professional office
Use 31	Retail shop
Use 32	Holiday or seasonal sales
Use 34	Consumer fireworks sales-temporary
Use 35	Service business
Use 36	Bank, savings and loan association
Use 37	Restaurant
Use 40	Repair shop
Use 41	Mortuary or funeral home
Use 42	Hotel
Use 43	Indoor commercial entertainment
Use 44	Fitness center
Use 46	Outdoor private recreation
Use 48	Veterinary office

Use 53	Trade or professional school
Use 57	Banquet/catering facility
Use 59	Tattoo and body piercing services
Use 60	Equipment rental or motor vehicle leasing
Use 62	Emergency services
Use 64	Railway/transportation station
Use 67	Utility operating facility
Use 86	Nonresidential accessory structure or building
Use 92	Accessory drive-through facility
Use 93	Solar energy system

B. The following uses are permitted as a special exception when authorized by the Zoning Hearing Board in accordance with the provisions of Part 26 of this chapter:

Use 27	Alternative therapy provider
Use 28	Massage therapy center
Use 38	Tavern use
Use 39	Hookah bar/lounge use
Use 45	Day spa
Use 50	Car wash

C. The following uses are permitted as conditional uses when authorized by the Board of Supervisors in accordance with the terms of Part 25 of this chapter:

Use 18	Day-care center
Use 49	Motor vehicle fueling station
Use 51	Motor vehicle sales
Use 52	Motor vehicle repair garage
Use 55	Large retail store
Use 58	Shopping center
Use 61	Medical marijuana dispensary
Use 65	Public or private parking garage
Use 66	Wireless communications facility
Use 87	Motor vehicle fuel pumps
Use 89	Nonresidential wind energy system

## § 27-1201. Area and dimensional requirements.

[Ord. No. 762, 5/7/2020]

1. All uses shall comply with the area and dimensional requirements listed in this section, unless a greater area or dimensional requirement is stated in Part 17, Use Regulations, for the specific use, in which case the requirements of Part 17 shall apply:
  - A. Minimum lot area. Each lot shall contain an area of not less than 15,000 square feet, with a width of not less than 80 feet at the front property line.

- B. Building area. Not more than 25% of the area of each lot shall be occupied by buildings.
- C. Front yards. There shall be a front yard along each street on which a lot abuts, which shall be not less than 35 feet in depth.
- D. Side yards. Unless otherwise provided in this chapter, each side yard shall be not less than 10 feet in width.
- E. Rear yard. Unless otherwise provided in this chapter, there shall be a rear yard on each lot, which shall be not less than 35 feet in depth.
- F. Bufferyards. Along any zoning district boundary line or use, a bufferyard shall be provided which shall be not less than 25 feet in width, measured from such boundary line or from the street line where such street constitutes the district boundary line, and shall be in accordance with the provisions of this chapter. Such bufferyards may be conterminous with any required yard in this district, and, in case of conflict, the largest yard requirement shall apply.
- G. Off-street parking and loading space, pedestrian walkways and motor vehicle access shall be provided in accordance with the provisions of this chapter.
- H. Impervious surface ratio. No more than 50% of the total lot area shall be covered with impervious surface.