

CP-2

Planned Commercial District

Section 1501. Use. The CP-2 district, to be known as a "Planned Commercial District," is intended to provide for commercial use along major highways and in designed shopping centers. Adequate access roads or driveways must be provided, and they shall be designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys. Additionally, large setbacks and special screening regulations (see Section 2404.i of this Chapter) are required to provide open space with greenery along major highways. It is expressly intended that open space will provide aesthetic views through landscape planting and reduce congestion by moving development away from the street line. No building may be used or erected and no lot may be used or occupied in the CP-2 district, except for the following purposes:

- a. Any use permitted in a CP-1 district;
- b. Any use permitted in a C district, except the following uses are prohibited:
 - (1) Adult business use;
 - (2) Adult theaters;
 - (3) Telecommunications facilities
- c. Accessory land use and buildings customarily incidental to any of the above uses;
- d. Signs in accordance with the provisions of this Chapter and Chapter XV;
- e. Exceptions and modifications to uses permitted:
 - (1) Motels only where frontage for such use is on a State highway;
 - (2) Automobile sales and service only where frontage is on a state highway;
 - (3) Motor-Vehicle-Oriented Business as a conditional use pursuant to Part F of this Chapter;
 - (4) Bottled Beverage Distribution establishments as a use by right;

(Ordinance 559, June 20, 1959, Section 1201.9, as amended by Ordinance 787, August 31, 1971, Section 1, by Ordinance 860, October 8, 1974, Section 2, Ordinance 1056, August 3, 1983, Section 4, Ordinance 1284, July 10, 1990, Section 12, and by Ordinance 1549, November 19, 1997, Section 7.)

Section 1502. Lot Area, Width and Yards. See Section 1402 of this Chapter.

Section 1503. Height. The maximum height permitted in this District shall be:

- a. Buildings 35 feet (not to exceed 3 stories).
- b. Buildings or portions thereof used for Public Schools55 feet (not to exceed 4 stories), except as provided for in Section 1503d. of this chapter.
- c. All Other Structures 35 feet except as provided for in Section 503.d(2).
- d. Exceptions, Additions and Modifications to Height applicable I the CP-2 Zoning

District:

(1) Public Schools may exceed the height limit by the following:

- (a) 5 feet for roof areas that occupy less than 75% of the building's roof area.
- (b) 10 feet for roof areas that occupy less than 50% of the building's roof area.
- (c) 15 feet for roof areas that occupy less than 25% of the building's roof area.

(Ordinance 2055, December 1, 2014, Section 1.)

Section 1504. Site Plan. As prescribed by Section 305 of this Chapter.

Section 1505. Open Space. See Section 1402 of this Chapter.

Section 1506. Off-Site Parking.

a. **Off-Site Parking for Uses in the Commercial District.** Off-site parking for uses located in the general commercial (C) district may be located in the Planned Commercial (CP-2) district, provided all criteria specified in Section 1807.f are met.

b. **Off-site Parking for Uses in the CP-2, MP and PO Districts.** All uses in the CP-2, MP and PO zoning districts may provide all or part of the required off-street parking on another lot in accordance with the following criteria:

(1) All lots providing off-site parking shall be located within CP-2, MP or P-O zones and shall be within 400 feet of the lot for which said parking is intended and permitted to serve. The distance between lots shall be measured as the closest point between lot lines; however, the width of street and alley rights-of-way shall be excluded from the measurement.

(2) Arterial streets shall not be located between lots providing off-site parking and the lot for which said parking is intended and permitted to serve except when a controlled pedestrian crossing is provided that is intended and designed to allow pedestrians to cross the arterial street without interference from vehicular traffic. The pedestrian crossing shall be located within 150 feet of the lot served by the off-site parking. Control may be effectuated by traffic signalization or by overpass or underpass of the pedestrian crossing.

(3) All off-site parking shall be and shall remain under the control of the owner or operator of the use which the off-site parking is intended to serve. On approval of a land development plan which relies on off-site parking to provide all or a portion of the required parking, the owner or operator of the said use shall execute and, where appropriate, record, in the Office of the Recorder of Deeds of Centre County, an appropriate covenant, deed, lease or other binding agreement that guarantees the availability of the off-site parking for the use or uses it is intended to serve. Said covenant, deed, lease or other binding agreement shall be approved by the Planning Department and noted on the land development plan prior to the recording of said land development plan.

(4) The number of parking spaces provided in combination through on and off-site parking shall not be less than the sum of spaces required by this ordinance for the use.

(5) Application for a zoning permit for a use which will be served by off-site parking shall include a development plan, pursuant to Section 305 of this Chapter, for both the lot containing the use and the lot on which the related off-site parking will be located. Expansion of a use served by off-site parking which requires additional parking shall be accompanied by a new development plan showing the additional off-street parking.

(Ordinance 1169, February 5, 1987, Section 3, as amended by Ordinance 1289, August 14, 1990, Section 3, Ordinance 1476, August 29, 1995, Section 1, and by Ordinance 1687, November 21, 2001, Section 2.)