

ARTICLE 700
Highway Commercial (HC) DISTRICT

§ 208-701. Purpose.

It is the intent and purpose of this district to provide for commercial and associated uses which generate or depend on large volumes of traffic. The district is developed to accommodate development on Route 19, north of the Pennsylvania Turnpike. Businesses located within this district primarily provide through traffic and regional oriented goods and services due to their proximity to principal arterial streets. Development within this district is governed by regulations that seek to reduce the negative effects of unsightly, dangerous intersections and to provide regulations for highway-associated uses through adequately sized parcels of land. A critical objective of this district is to create, through specific design standards contained within this chapter, commercial areas that contribute positively to the image, appearance and character of Marshall Township.

§ 208-702. Permitted Principal Uses, Conditional Uses and Accessory Uses.

- A. Principal uses permitted-by-right for the Highway Commercial District are listed in the table of uses located in Article 300, §208-301.
- B. Conditional uses allowed within the Highway Commercial District are listed in the table of uses located in Article 300, §208-301.
- C. Accessory Uses permitted-by-right or as a conditional use in the Highway Commercial District are listed in the table of accessory uses located in Article 300, §208-302. Requirements applicable to accessory uses in the district are located in Article 300, 208-304.

§ 208-703. Area and BULK Standards.

- A. Area and Bulk Standards for the Highway Commercial (HC) District are listed in the table in Article 300, §208-303.

§208-704. Supplementary Regulations.

- A. Parking Requirements in Article 1900.
- B. Parking Lot Landscaping Requirements in Article 2000.
- C. Sign Requirements in Article 2100.
- D. Screening, Buffering and Trees in Article 2200.
- E. Corridor Enhancement District Requirements in Article 1500.