

The Zoning Hearing Board may recommend an occupancy permit, building permit, or zoning certificate issued for a General Commercial District or lot therein in accordance with the provisions and procedures of this ordinance and upon an affirmative finding that the following requirements have been met by the owner, owners, developer, developers, or petitioners for the tract or lot proposed for commercial development:

1. Traffic Study - To include a comparative analysis of present capacity of street(s) adjacent to the proposed business with potential capacity and volumes generated by the proposed development, together with necessary points of access to off-street parking and loading.

To include a circulation plan for all streets in the vicinity, existing and proposed, which will show the recommendations for controlling, signalizing, channelizing, storing, warning, and directing traffic.

2. Landscape Development Plan - To include a plan of landscape development which shall include, among other considerations, an area of at least five (5) feet in width along all streets with the exception of approved entrances, to be planted and maintained with trees, shrubbery, or other landscape material or ornamental fence or wall to serve as a visual screen for the parking areas and loading or servicing areas.

A buffer area consisting of suitable landscaping maintained wherever the proposed business abuts an R District.

The location, arrangement, size, and effect of all outdoor advertising or other signs and lighting proposed to be erected.

3. Site Plan - A preliminary site plan in accordance with Section 704 herein, which may include the Landscape Development Plan.

Any other authority approval required, when applicable, such as department of health, state highway department, and similar organizations, shall be obtained before applying for a building or occupancy permit. Said authorizations shall accompany plans at the time they are submitted to the Borough of Indian Lake.

#### "C-RH" Commercial - Hotel Recreation

705. USE

In this district, land may be used and buildings and structures may be erected, altered or used for the following purposes and no other:

##### A. Permitted Uses.

1. Two-family dwellings.
2. Row dwellings.
3. Multiple-family dwelling.

4. Golf courses.
5. Ski slopes.
6. Tennis courts.
7. Golf driving range.
8. Archery range.
9. Community garage not to exceed one (1) story.
10. Riding stables.
11. Snowmobile operation.
12. The following accessory uses:
  - (a) A private garage.
  - (b) A name plate not exceeding four (4) square feet in area.
  - (c) Accessory uses on the same lot with and customarily incidental to any of the above permitted uses, not including any residential purposes, living or sleeping accommodations and not detrimental to the neighborhood.
  - (d) Boat house, boat lift or boat dock; however, the issuance of a building permit and/or an occupancy permit therefore shall depend upon the suitability of the land for such structure and the effect such structure will have on the view of neighboring properties, and shall be built in accordance section 705.

B. Height. The maximum height of buildings hereafter erected, altered or enlarged shall be two (2) stories or twenty-five (25) feet.

C. Yard Areas and Lot Area. No building shall be hereafter erected, altered or enlarged unless the following yards are provided and maintained in connection with such building, structure or enlargement:

1. Front Yard - Not less than one hundred (100) feet.
2. Side Yard - Not less than fifty (50) feet where abutting a street or alley. None required for interior lot, except where abutting upon an R District, there shall be provided a side yard equal to one-half (1/2) the required front yard in such abutting R District, plus a buffer area of not less than fifteen (15) feet.
3. Rear Yard - Not less than twenty-five (25) feet.

A one-story accessory building may be located within a required rear yard except for the five (5) feet adjacent and parallel to the rear lot line or alley line, but not upon any required buffer area, for the storage of motor vehicles, the

loading or unloading of vehicles under roof, or the storage of stock and merchandise customarily associated with the principal use.

Where abutting an R District, there shall be provided in addition to the rear yard requirement, a buffer area of not less than fifteen (15) feet. Where second-story dwelling units or living quarters are used for habitation, there shall be a minimum of twenty seven hundred (2700) square feet of lot area per dwelling unit.

The minimum lot area for every building hereafter erected or altered shall contain a minimum of twenty thousand (20,000) square feet of lot area per dwelling unit.

D. Percentage of Lot Coverage. All buildings including accessory buildings shall cover not more than forty percent (40%) of the area of the lot.

E. Conditions of Use. All activities, except for accessory uses and service station, shall be conducted within a completely enclosed building.

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