

Chapter 540. Zoning

Article VII. Zone District Regulations

§ 540-39. OBC-3 Regional Business Zone.

- A. Permitted uses. This zone is designed for a regionally oriented retail shopping center of a combination of the uses herein permitted, in enclosed buildings, utilizing such common facilities as customer parking areas, pedestrian walks, truck loading and unloading space and, where applicable, utilities and sanitary facilities. In the OBC-3 Zone, the following uses are permitted:
- (1) Retail stores and shops: see Article VII, § 540-38A.
 - (2) Personal service establishments, such as:
 - (a) Barber and beauty shops.
 - (b) Dry cleaning and tailor shops, provided that not more than five persons are employed therein, and provided further that no unattended self-service or coin-operated dry cleaning shop, machine or device shall be permitted.
 - (c) Shoe repair shops.
 - (d) Business and professional offices, including banks.
 - (e) Radio, television and electrical repairing.
 - (3) Restaurants, excluding drive-in restaurants or refreshment stands where any customers or patrons thereof are served in cars or outside of fully enclosed structures.
 - (4) Assembly halls, movies or legitimate theaters, provided that the same are housed in an enclosed building or buildings.
[Amended 10-10-2002 by Ord. No. 1605]
 - (5) Office buildings for executive, administrative, business, educational or professional purposes.
 - (6) Customary accessory uses which are incidental to the operation of such a shopping center, including:
 - (a) Private garage space for the storage of commercial vehicles used in connection with a business operated in such shopping center.
 - (b) Off-street parking space for the use of patrons and employees.
 - (c) Signs, as hereinafter set forth.
 - (7) Outside sidewalk sales of a clearance nature; provided, however, that such activities occur not more frequently than once every quarter for a period, in each case, of not more than seven consecutive days' duration.

Chapter 540. Zoning

Article VII. Zone District Regulations

§ 540-38. OBC-1 Local Business and OBC-2 Central Business Zones.

A. Permitted uses:

(1) Single-family houses.

[Amended 4-5-2004 by Ord. No. 1655]

(a) Second-floor additions with a maximum of two-foot cantilever can be built over existing homes with less than the required thirty-foot front or thirty-foot secondary front setback for corner lots if the front setback or secondary front setback is not less than 24 feet with the cantilever and no other side yard or rear yard variances are required.

(b) Homeowners who have existing front porches located with less than the required thirty-foot front setback and with an existing area of 30 square feet or less may construct a roof over the existing porch which does not exceed 30 square feet.^[1]

[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 500, General Provisions, Art. I).*

(c) Homeowners who have existing flat garage roofs may construct an A-frame roof over the flat roof as long as the roof does not exceed seven feet in height at its highest point and is not less than five feet from the property line.^[2]

[2] *Editor's Note: Amended at time of adoption of Code (see Ch. 500, General Provisions, Art. I).*

(d) Detached garages shall not exceed 576 square feet in area and shall not exceed 15 feet in height measured from grade to the top of the garage. Storage sheds shall be limited in number to two sheds, and the total area of all sheds shall not exceed 200 square feet.

(2) Two-family dwellings.

[Amended 4-5-2004 by Ord. No. 1655]

(a) Second-floor additions with a maximum of two-foot cantilever can be built over existing homes with less than the required thirty-foot front or thirty-foot secondary front setback for corner lots if the front setback or secondary front setback is not less than 24 feet with the cantilever and no other side yard or rear yard variances are required.

(b) Homeowners who have existing front porches located with less than the required thirty-foot front setback and with an existing area of 30 square feet or less may construct a roof over the existing porch which does not exceed 30 square feet.^[3]

[3] *Editor's Note: Amended at time of adoption of Code (see Ch. 500, General Provisions, Art. I).*

- (c) Homeowners who have existing flat garage roofs may construct an A-frame roof over the flat roof as long as the roof does not exceed seven feet in height at its highest point and is not less than five feet from the property line.^[4]

[4] *Editor's Note: Amended at time of adoption of Code (see Ch. 500, General Provisions, Art. I).*

- (d) Detached garages shall not exceed 576 square feet in area and shall not exceed 15 feet in height measured from grade to the top of the garage. Storage sheds shall be limited in number to two sheds, and the total area of all sheds shall not exceed 200 square feet.

(3) Sale of goods.

- (a) The retail sale of goods, such as:

- [1] Grocery stores.

- [2] Drugstores.

- [3] Dry goods stores.

- [4] Meat and poultry stores, not to include slaughtering.

- [5] Baked goods stores.

- [6] Packaged liquor stores.

- [7] Flower shops.

- [8] Confectionery stores.

- [9] Household supplies stores.

- [10] Stationery supplies stores.

- [11] Haberdashery, dress goods and notions.

- [12] Hardware, plumbing supplies and electrical appliances.

- (b) The use and occupancy of a building for the sale of goods which would be permitted herein if at retail shall not be prohibited by virtue of the fact that all or part of its sales may be at wholesale to retailers, provided that the exterior of the building is in harmony with the general business character of the area, and provided further that adequate off-street loading spaces are provided.

(4) The provision of retail and business services, such as:

- (a) Barber and beauty shops.

- (b) Dry cleaning and tailor shops.

- (c) Shoe repair shops.

- (d) Business and professional offices, including banks.

- (e) Restaurants and taverns.

- (f) Radio and electrical repairing.

(5) Funeral homes.

- (6) Parks and playgrounds.
- (7) Schools, both profit and nonprofit.
- (8) Commercial public or private swimming pools.
- (9) Assembly halls.
- (10) Movies or legitimate theaters.
- (11) Government and public buildings.
- (12) Clinics.
- (13) Recreational facilities.
- (14) Self-service laundromats and laundrettes only as regulated and licensed under Chapter **278**, Laundromats, of the Borough Code.
- (15) Mixed uses in the OBC-1 and OBC-2 Zones. Single-family dwelling units or two-family dwelling units may be permitted in any structure containing a nonresidential use which is permitted in the OBC-1 and OBC-2 Zones pursuant to Subsection **A(3)** and **(4)** of this section, provided that the residential use is located on the second floor, and further provided that the entrance for the residential use is separate from that of the nonresidential use.
- (16) Outside sidewalk sales of a clearance nature; provided, however, that such activities occur not more frequently than once every quarter for a period, in each case, of not more than seven consecutive days' duration.
[Amended 6-9-1994 by Ord. No. 1367]

B. Lot and yard requirements.

- (1) Two-family dwellings.
 - (a) Minimum floor area per dwelling unit: 650 square feet.
 - (b) Other requirements: see Schedule for the R-10 Zone.^[5]
[5] *Editor's Note: The Schedule of General Requirements is included as an attachment to this chapter.*
- (2) Single-family houses: see Schedule for the R-7.5 Zone.^[6]
[6] *Editor's Note: The Schedule of General Requirements is included as an attachment to this chapter.*
- (3) Business and other permitted uses: see Schedule.^[7]
[7] *Editor's Note: The Schedule of General Requirements is included as an attachment to this chapter.*
- (4) Mixed uses:
 - (a) A single-family dwelling unit or a two-family dwelling unit in the OBC-1 Zone.
 - [1] Minimum lot area: 10,000 square feet.
 - [2] Minimum lot width: 100 feet.
 - [3] Minimum lot depth: 100 feet.
 - [4] Minimum front yard: 30 feet.