

Chapter 425. Zoning

Article V. District Regulations

§ 425-45. C-CB Central Business Commercial Zone.

- A. Purpose. It is the purpose of this zone to define and provide controls for the major pedestrian-oriented shopping and business areas of the Borough. Note: Additional provisions may apply, including but not limited to those listed in Article **VI**, Supplementary Regulations, of this chapter.
- B. Permitted uses.
- (1) Residential uses:
 - (a) Upper-floor residential dwellings.
 - (b) Governmental home offices.
 - (c) No-impact, home-based business (see § **425-68A**).
 - (d) Accessory buildings and uses on the same lot, which are customarily incidental to the permitted residential use in this section.
 - (2) Nonresidential uses.
 - (a) Automotive sales and services.
 - (b) Bus shelters.
 - (c) Cultural facilities.
 - (d) Eateries, fast-food and sit-down.
 - (e) Essential services (buildings and accessories).
 - (f) Forestry activities.
 - (g) Health services.
 - (h) Hotel/motel.
 - (i) Parks and open space.
 - (j) Private and civic clubs.
 - (k) Professional offices and services.
 - (l) Public libraries and museums.
 - (m) Public utility facilities (buildings and accessories).
 - (n) Retail sales and services.
 - (o) Schools, public and private, including colleges and institutions of higher education.

(p) Wholesale sales and services.

(q) Accessory uses on the same lot and customarily incidental to the permitted uses.

C. Special exceptions.

(1) Parking lot/facilities for business establishments, when not located on the same lot as the principal use for which the parking lot will serve, providing:

(a) The lot is owned by the same owner of the principal use for which the parking lot will serve;

(b) The lot must be situate directly abutting, or across the street or alley from, the principal use and must be in the same zoning district;

(c) The lot shall not be placed on a parcel of land where residences exist and abut both sides of the lot, without the express written consent of the homeowners;

(d) Only one (ungated) opening for entrance and exit may exist and must be a minimum of 20 feet wide;

(e) Steel fencing surrounding the outside perimeter of the lot to a maximum of four feet shall be erected and maintained in good condition at all times;

(f) A three-foot setback area inside the perimeter of any fencing consisting of hedges, decorative shrubs and woodchips, river stone or similar materials shall be provided and maintained in good condition at all times;

(g) Lighting, which may not exceed a maximum height of 15 feet and must face in a direction to illuminate only the parking area and not be directed in a manner that would create a light hazard or serious annoyance to adjacent property owners;

(h) Signs, if needed, may not exceed the height of the fence;

(i) The lot must be paved with asphalt or concrete and well marked for parking spaces, exiting, etc.; and

(j) The owner shall be financially responsible for any curb cutting, grading to the street, sidewalk installation and all similar construction necessities.

D. Conditional uses.

(1) Group homes. The following criteria apply equally to any group home in the Borough, including group homes for the protected class and the nonprotected class:

(a) The owner of the property agrees to the arrangement;

(b) The owner of the property shall agree to make himself readily available to neighbors and Borough representatives to discuss and correct any problems arising from this use of the property;

(c) The use does not impair the normal peace and quiet of the neighborhood;

(d) The exterior of the property appears as a single- or two-household structure;

(e) No group homes shall be located within 800 feet of another group home; and

(f) There shall be no signs advertising the property other than a sign informing the public when a room may be available for rent (or sale of the property).

E. Prohibited uses. Any use not complying with the specifications of this article is prohibited.

F. Lot area, coverage, and width.

- (1) Lot area minimum square feet: 2,500 square feet.
- (2) Lot coverage: 100% maximum (includes all structures).
- (3) Lot width at lot front (mailing address) street: 35 feet minimum.

G. Building height.

- (1) Principal structure height: 75 feet maximum.
- (2) Accessory structure height: 35 feet maximum.
- (3) Number of stories: minimum of one story above ground level.

H. Building setbacks.

- (1) Setback from lot front (mailing address street): may build to property line (provided that sidewalks either exist or are to be constructed); if no sidewalks, then five feet minimum.
- (2) Setback from the rear lot line adjoining existing alleys of record: five feet from the nearest right-of-way (otherwise, none required).
- (3) Setback from lot front (mailing address street) if adjoining residential districts: 15 feet minimum or 1/2 the height of the structure, whichever is greater.
- (4) Side(s) setback, interior lot: may build to property line.
- (5) Street side setback, corner lot: may build to property line (provided that sidewalks either exist or are to be constructed); if no sidewalks, then five feet minimum.
- (6) Interior side setback, corner lot: may build to property line.

I. Fences and walls.

- (1) Fences and walls may be erected, altered, and maintained forward of the building setbacks and/or just inside the property lines as per the supplementary regulations, § 425-54, Fences and walls.
- (2) All yards used for the storage of any material needed for the operation or conduct of a commercial enterprise shall be enclosed by a wall, fence, or screen planting, on all sides so as to continually restrict a clear view beyond said wall, fence, or screen planting. These restrictions shall not apply to goods ordinarily offered for sale by display.

J. Required off-street parking spaces and loading berths.

Land Use	Required Off-Street Parking Spaces		Required Off-Street Loading Berths
	Minimum	Maximum	Minimum
Residential uses			
Upper-floor residential dwellings	1 space per dwelling unit plus additional space as required by this parking section because of any supplementary parking generating activities on the lot or lower floors	2 spaces per dwelling unit plus additional space as required by this parking section because of any supplementary parking generating activities on the lot or lower floors	None
Governmental home offices	Nothing beyond those required by the dwelling unit itself		

Land Use	Required Off-Street Parking Spaces		Required Off-Street Loading Berths
	Minimum	Maximum	Minimum
No-impact home-based business	Nothing beyond those required by the dwelling unit itself		
Accessory buildings and uses on the same lot, which are customarily incidental to the permitted residential use in this section	N/A		
Nonresidential uses			
Automotive sales	1 space per each 1,000 square feet of enclosed gross floor area plus 1 space for each 3,000 square feet of outside display area plus 100% of the additional parking spaces required by this table for other land uses on the same lot; at least 170 square feet of lot area shall be provided for each vehicle stored on the premises	1 space per each 700 square feet of enclosed gross floor area plus 1 space for each 2,000 square feet of outside display area plus 100% of the additional parking spaces required by this table for other land uses on the same lot; at least 170 square feet of lot area shall be provided for each vehicle stored on the premises	1 berth per each 10,000 square feet of enclosed floor area up to 30,000 square feet plus 1 berth per each 25,000 square feet of enclosed floor area over 30,000 square feet
Automotive services	1 space per each service bay; a service bay shall not count as a parking space	2 spaces per each service bay; a service bay shall not count as a parking space	1 berth per each 10,000 square feet of enclosed floor area up to 30,000 square feet plus 1 berth per each 25,000 square feet of enclosed floor area over 30,000 square feet
Bus shelters	None	None	None
Cultural facilities	1 space per each 7 fixed seats or 12 linear feet of fixed benches; if there is no fixed seating, 1 space for each 100 square feet of enclosed gross floor area	1 space per each 5 fixed seats or 8 linear feet of fixed benches; if there is no fixed seating, 1 space for each 50 square feet of enclosed gross floor area	None
Eateries, fast-food and sit-down	1 space for every 4 employees plus 1 space for every 4 customer seats	1 space for every 3 employees plus 1 space for every 3 customer seats	1 berth for each 10,000 square feet of enclosed gross floor area
Essential services (buildings and accessories)	1 space per every 2 employees if the in-	1 space per each employee if the in-	None

Land Use	Required Off-Street Parking Spaces		Required Off-Street Loading Berths
	Minimum	Maximum	Minimum
	involved structure is a building	involved structure is a building	
Forestry activities	Minimum of 1 space per 200 square feet of enclosed gross floor area and 1 space per each employee (if applicable)		None
Health services	1 space per every 5 beds plus 1 space for each 6 outpatients at the peak outpatient period plus 1 space per each 3 employees plus 1 space per each hospital vehicle (bassinets may not be counted as beds)	1 space per every 3 beds plus 1 space for each 4 outpatients at the peak outpatient period plus 1 space per each 2 employees plus 1 space per each hospital vehicle (bassinets may not be counted as beds)	1 berth for each 10,000 square feet of enclosed gross floor area
Hotel/motel	1 space for every 4 guests or sleeping rooms and suites plus 1 space for every 6 employees plus additional space as required by this parking section because of any supplementary parking-generating activities	1 space for every 3 guests or sleeping rooms and suites plus 1 space for every 4 employees plus additional space as required by this parking section because of any supplementary parking-generating activities	None
Parks and open spaces that do not contain any pavilions, play fields or ball fields	None	None	N/A
Private and civic clubs	Minimum of 1 parking space per employee and 2 parking spaces for the owner or operator, plus such additional spaces as are required to prevent overcrowding of the existing on-street parking facilities		N/A
Professional offices and services	3 spaces up to 1,000 square feet and 3 spaces for every additional 1,000 square feet of enclosed gross floor area	1 space per 200 square feet of enclosed gross floor area	1 berth for each 10,000 square feet of enclosed gross floor area
Public libraries and museums	3 spaces up to 1,000 square feet of enclosed gross floor area plus 1 space every additional 250 square feet of floor area	3 spaces up to 800 square feet of enclosed gross floor area plus 1 space every additional 100 square feet of floor area	None
Public utility facilities (buildings and accessories)	1 space per every 2 employees if the in-	1 space per each 2 employees if the in-	None

Land Use	Required Off-Street Parking Spaces		Required Off-Street Loading Berths
	Minimum	Maximum	Minimum
	involved structure is a building	involved structure is a building	
Retail sales and services	3 spaces up to 1,000 square feet and 3 spaces for every additional 1,000 square feet of enclosed gross floor area	5 spaces per 1,000 square feet of enclosed gross floor area	1 berth for each 10,000 square feet of enclosed gross floor area
Schools, public and private including colleges and institutions of higher education	1 space for each 25 students per design capacity plus 1 space for each 700 square feet of enclosed gross floor area for offices or teacher lounges	1 space for each 15 students per design capacity plus 1 space for each 400 square feet of enclosed gross floor area for offices or teacher lounges	None
Wholesale sales and services	2 spaces up to 2,500 square feet and 1 space every additional 3,000 square feet of enclosed gross floor area	1 space per 2,000 square feet of enclosed gross floor area plus 1 space for every employee	1 berth per each 10,000 square feet of enclosed floor area up to 30,000 square feet plus 1 berth per each 25,000 square feet of enclosed floor area over 30,000 square feet
Accessory buildings and uses on the same lot which are customarily incidental to the above uses	None	None	None
Special exception uses			
Parking lot/facilities for business use when not located on the same lot as the principal use for which the parking lot will serve	Appropriate for the size of the lot		N/A
Conditional uses			
Group homes	Minimum of 2 spaces per dwelling unit plus 1 space for every bedroom over 2 bedrooms plus 1 space per each employee (if applicable)		N/A