

203 W. State Street | CC Zoning Overview

Central Commercial District – Permitted Uses & Opportunity

Key Opportunity Drivers

The Central Commercial (CC) zoning designation allows for a wide range of commercial, service, and mixed-use applications. Based on market demand and site characteristics, the following uses present the strongest opportunity:

HIGH-PROBABILITY USES:

- Valet Parking Lot / Paid Parking Facility
- Retail Shop / Boutique Commercial Use
- Dining / Sit-Down Restaurant / Café Concept

Full Permitted Use Summary

- Rooming House
- Dwelling in Combination (Mixed-Use)
- Cultural or Community Center
- Professional / Business Services
- Health Service
- Trade or Professional School
- Retail Shop
- Tavern / Sit-Down Dining Establishment
- Repair Service
- Motel / Hotel
- Valet Parking Lot
- Auto Parts Sales
- Bus, Taxi, or Train Service
- Home Occupation
- Outside Storage / Accessory Building / Travel Trailer Storage

Strategic Insight

Given the Borough's limited parking supply and strong walkability, a parking-focused use (including valet operations) presents a highly viable near-term income strategy. Simultaneously, the site supports higher and better uses such as retail or dining concepts, particularly those that can leverage the existing dining car structure as a branding asset.

Mike Campbell | Iron Valley Real Estate – Doylestown

215-262-5895 | SoldByMike.com

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