

*City of Saint Marys, PA
Tuesday, January 7, 2025*

Chapter 27. Zoning

Part 2. ZONE REGULATIONS

§ 211. Highway Commercial Zone (HC).

[Ord. 227, 12/18/2006]

1. Purpose. This zone provides suitable locations for highway-oriented retail, service, and entertainment businesses. The uses may involve outdoor activities and/or storage areas, like automobile, boat and trailer sales, and service establishments. The uses provided in this zone are meant to serve local residents as well as those motorists passing through the City. Access to these areas is provided by adjoining major roads. Specific setbacks are imposed upon outdoor storage areas to protect adjoining properties.
2. Permitted uses:
 - A. Forestry uses, subject to the requirements of § 326 of this chapter.
 - B. Offices.
 - C. Banks and similar financial institutions.
 - D. Restaurants and taverns (but not including drive-thru or fast-food restaurants or nightclubs).
 - E. Retail sale of goods and services (including auto parts stores, without installation, but excluding adult-related uses).
 - F. Hotels, motels and similar lodging facilities.
 - G. Retail sale of automobiles, boats, farm machinery, trailers, mobile homes, spas, and swimming pools (including service or repair facilities as an accessory use and if conducted within a completely enclosed building).
 - H. Theaters and auditoriums.
 - I. Shops for contractors of plumbing, heating, air conditioning, electrical, roofing, flooring, glass and windows, insulation, carpentry and cabinetmaking, and other structural components of buildings.
 - J. Municipal services, public utilities and parks and playgrounds.
 - K. Dry cleaners, laundries and Laundromats.
 - L. Churches and related uses.
 - M. Health and fitness clubs.
 - N. Public, private and commercial schools.
 - O. Medical and dental clinics.
 - P. Animal shelters and veterinary offices with no animals kept outside.

- Q. Convenience stores.
- R. Breweries, brew pubs and micro-breweries.
- S. Accessory uses customarily incidental to the above permitted uses.
- T. Recycling collection facilities as an accessory use, provided that such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of any material, good, or furnishing that cannot be placed within the actual recycling bin, and the total size of the facility is less than 300 square feet.^[1]
- [1] *Editor's Note: Former Subsection 2U, qualified oil and gas operations, added 7/2/2012 by Ord. 275, which immediately followed this subsection, was repealed 2/15/2016 by Ord. 296.*
3. Special exception uses (subject to the requirements listed in § 604, Subsection 3, of this chapter):
- A. Amusement arcades. (See § 405.)
- B. Automobile filling stations (including minor incidental repair). (See § 408.)
- C. Automobile service and repair facilities, including but not limited to auto mechanics, drive-thru lubrication services, and tire, auto paint, brake, muffler, transmission, windshield, auto body, car radio, and upholstery shops. (See § 409.)
- D. Billboards. (See § 412.)
- E. Car washes. (See § 415.)
- F. Commercial recreation facilities. (See § 419.)
- G. Drive-thru and/or fast-food restaurants. (See § 423.)
- H. Farmers', antiques and/or flea markets. (See § 427.)
- I. Funeral homes. (See § 428.)
- J. Heavy equipment sales, service, and repair, such as excavation machinery, commercial trucks, buses, farm equipment, mobile homes, trailers, and other similar machinery. (See § 430.)
- K. Home improvement and building supply stores. (See § 433.)
- L. Mini-warehouses. (See § 442.)
4. Conditional uses (subject to the requirements listed in § 704 of this chapter):
- A. Amusement, theme or zoo parks. (See § 406.)
- B. Off-track betting parlors. (See § 446.)
- C. Shopping centers involving any use permitted in this zone. (See § 453.)^[2]
- [2] *Editor's Note: Former Subsection 4D, regarding oil and gas operations as conditional uses, added 7/2/2012 by Ord. 275, which immediately followed this subsection, was repealed 2/15/2016 by Ord. 296.*
5. Lot area, lot width, and lot coverage requirements: See the following table.

Public Utilities Utilized	Minimum Lot		Maximum Lot Coverage
	Minimum Lot Area (square feet)	Width (feet)	
Neither public sewer nor public water	43,560 ¹	200	30%
Public water	32,670 ¹	150	35%

Public Utilities Utilized	Minimum Lot Area (square feet)	Minimum Lot	
		Width (feet)	Maximum Lot Coverage
Public sewer	20,000	125	45%
Both public sewer and public water	20,000	100	60%

NOTES:

¹ All uses relying upon on-lot sewers shall comply with § 317 of this chapter.

6. Minimum setback requirements (principal and accessory uses):
 - A. Front yard setback. All buildings, structures (except permitted signs), and outdoor loading areas shall be set back at least 40 feet from the street right-of-way; off-street parking lots and outdoor storage areas shall be set back a minimum of 10 feet from the street right-of-way.
 - B. Side yard setbacks. All buildings and structures (except permitted signs) shall be set back at least 20 feet from the side lot lines. Off-street parking lots, loading areas, and outdoor storage areas shall be set back at least 10 feet from the side lot lines, unless joint parking facilities are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking and/or loading facilities.
 - C. Rear yard setback. All buildings, structures, off-street parking lots, loading areas, and outdoor storage areas shall be set back at least 20 feet from the rear lot line.
 - D. Residential buffer strip. Any lot adjoining land within a residential zone shall maintain a fifty-foot setback, for nonresidential buildings, structures, off-street parking lots, loading areas and outdoor storage areas, from the residentially zoned parcels. Such areas shall be used for a landscape strip and screen.
7. Maximum permitted height: 35 feet. In no case shall building or structural height violate the Airport Zone regulations listed in § 231 of this chapter.
8. Off-street loading. Off-street loading shall be provided as specified in § 313 of this chapter. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential zone nor any side of a building facing an adjoining street.
9. Off-street parking. Off-street parking shall be provided as specified in § 312 of this chapter.
10. Signs. Signs shall be permitted as specified in § 315 of this chapter.
11. Access drive requirements. All access drives shall be in accordance with § 311 of this chapter.
12. Screening. A visual screen must be provided along any adjoining lands within a residential zone, regardless of whether or not the residentially zoned parcel is developed. (See § 314 of this chapter.)
13. Landscaping.
 - A. Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (See § 314 of this chapter).
 - B. A minimum ten-foot-wide landscape strip shall be provided along all property lines. Such landscape strip can be waived for that portion of the site occupied by a joint parking lot and/or loading area shared by adjoining uses.
14. Waste products. Dumpsters may be permitted within the side or rear yard, provided that such dumpsters are screened from any adjoining roads or properties. All dumpsters shall be set back a minimum of 50 feet from any adjoining residentially zoned properties. All waste receptacles shall be completely enclosed within a masonry or framed enclosure with a self-closing door or gate.

15. Commercial operations standards. All commercial operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal Government regulations, as required by the most recent regulations made available from these governmental bodies. For a listing of some regulations, refer to § 318 of this chapter.
16. Outdoor storage. Within this zone, outdoor storage is permitted, provided that all outdoor storage areas are screened from adjoining roads and properties and they comply with all of those setbacks specifically imposed thereon, listed in this section. The outdoor storage areas for retail automobile, motorcycle, or boat sales need not be screened from adjoining roads.
17. All uses permitted within this zone shall also comply with the applicable general provisions in Part **3** of this chapter.