

## Chapter 250. Zoning

### Article IX. C Commercial District

#### § 250-40. Limitation on uses.

In the Commercial District, land, buildings and/or structures may be used and buildings and/or structures may be erected, altered and maintained for only the following uses.

#### § 250-41. Principal permitted uses.

[Amended 6-19-1989 by Ord. No. 5-1989]

A. Principal permitted uses are as follows:

- (1) Apartment building under all the same regulations for such structures in the R-3 Zone District, including height, required yards, lot area and lot width, except that such structure shall not be permitted in the area bounded by Center Avenue, East Railroad Avenue, South Avenue and Riverview Road unless the first floor is devoted entirely to commercial uses.
- (2) Bakery, with baking limited only to goods for daily sale on the same property.
- (3) Bank or savings and loan office, except drive-in.
- (4) Barbershop.
- (5) Beauty parlor.
- (6) Beverage distributor.
- (7) Bicycle sales, rental or repair.
- (8) Book and magazine sales.
- (9) Bowling alley or billiards parlor.
- (10) Car wash.
- (11) Catering business.
- (12) Clothing sales.
- (13) Clubs, lodges and social halls.
- (14) Commercial school.
- (15) Department store.
- (16) Drugstore.

- (17) Dry cleaning of wearing apparel using cleaning fluids in accordance with requirements of the State Department of Labor and Industry.
- (18) Dry goods, millinery and notions sales.
- (19) Florist.
- (20) Food sales and markets in permanent quarters.
- (21) Funeral home.
- (22) Gardening and nursery supplies and equipment.
- (23) Hardware sales.
- (24) Hotel.
- (25) Household appliance sales and service.
- (26) Interior decorating supplies.
- (27) Laundry, customer-operated or pickup and delivery service.
- (28) Jewelry sales and watch repair and sales.
- (29) Medical and dental clinics or offices; licensed physical therapy.  
[Amended 9-8-2015 by Ord. No. 04-2015]
- (30) Musical instrument, sheet music and recording sales.
- (31) Offices.
- (32) Office supplies and equipment sales.
- (33) Optician and optical supplies sales.
- (34) Plumbing, heating and electrical supplies sales.
- (35) Post office.
- (36) Printing shop limited to job printing.
- (37) Repair services limited to items that can be carried in by an individual person.
- (38) Restaurants, except drive-in or curbside service.
- (39) Sporting goods sales.
- (40) Studios for music, radio, television recording, photography, or music or art instruction or exhibit.
- (41) Tailor shop.
- (42) Tavern.
- (43) Theater, except drive-in.
- (44) Wholesale business for permitted retail classifications.
- (45) Public utility service buildings, structures and facilities.
- (46) Parking lots or structures, publicly or privately operated.
- (47) Veterinary clinic.  
[Added 9-8-2015 by Ord. No. 04-2015]
- (48) Dog and cat grooming.

[Added 9-8-2015 by Ord. No. 04-2015]

(49) Brew pub or brewery, as those terms are defined in the Verona Borough Zoning Ordinance and Pennsylvania Municipalities Planning Code.<sup>[1]</sup>

[Added 1-8-2019 by Ord. No. 01-2019]

[1] *Editor's Note: See § 250-5 and 53 P.S. § 10101 et seq.*

## § 250-42. Accessory uses.

[Amended 6-19-1989 by Ord. No. 5-1989]

Accessory uses are as follows:

- A. Parking lots for customers and employees and truck service areas.
- B. Apartments on second or second and third floor of a building, the first floor of which is devoted to commercial use.
- C. Signs (see Article **XV**).
- D. Any other accessory use customarily incident to a principal permitted use authorized in this article.

## § 250-43. Conditional uses.

Conditional uses as follows:

- A. Automobile sales, new and/or used, with service facilities in an enclosed structure.
- B. Automobile service, but not including collision repair or auto painting.
- C. Drive-in restaurants or drive-in banks.
- D. Commercial activities similar to any listed principal permitted use but not specifically mentioned.
- E. Day care of children and adults.

[Added 9-8-2015 by Ord. No. 04-2015]

## § 250-44. Height.

No building or structure erected or enlarged in the Commercial District shall exceed in height 35 feet or three stories.

## § 250-45. Yard requirements.

None required, except a side yard of at least 10 feet in width shall be required adjacent to the edge of any residential zone district (see also Article **XII**, § 250-65I).

## § 250-46. Lot area, width and coverage.

No requirements, except that no lots shall be created that do not front on a major street, and none shall be created that sever access available from a rear alley or loading dock existing at the time of adoption of this chapter.