

**201-207 Chester Pike
HC Highway Commercial Zoning District**

Uses Permitted by Right

- All uses permitted by right in the TC Town Center District:
 - Small-scale retail establishment, as defined in Article II, such as a convenience store, bakery, grocer or farmer's market, local hardware and pharmacy, music store, bookstore, travel agency, street vendor, and similar uses
 - Personal service shop such as dry cleaner, barber, beauty salon, and other similar uses, excluding adult uses
 - Studio for music, dance, fitness, art, and similar uses
 - Food and beverage establishment, including outdoor dining such as a restaurant, coffee shop, delicatessen, and similar uses
 - Gallery space, museum, and similar uses
- A drive-through business such as a restaurant, bank, or similar drive-through use, including a remote automated teller machine and standard walk-in or sit-down business
- Caterer
- Convenience store
- Technological use, including data processing, telecommunications, broadcasting, laboratory, research and development, and similar uses
- Establishment that contains both a workshop and a retail outlet or showroom, provided that the workshop is in the rear half of the building
- Trade shop, such as electrician, carpenter, plumber, or similar practitioner
- Laundry or laundromat
- Beverage distributor
- Business and professional office, such as dental, medical, physical therapy, accountant, lawyer, and similar professions
- Apartment above first floor only

Uses permitted by conditional use

- Church or other religious use, including rectory, classrooms for religious instruction, or similar customary religious activities, subject to § 300-118
- Sale, lease, repair, and painting of automobiles and trucks, subject to § 300-123
- Gasoline service station, subject to § 300-124
- Car wash, subject to § 300-125
- Funeral home or mortuary, subject to § 300-126
- Supermarket, subject to § 300-127
- Child day-care center, as defined in Article II, subject to § 300-128
- Private club, subject to § 300-129
- Place of amusement, such as a bowling alley, laser tag, and similar indoor amusement uses, but not including arcades, subject to § 300-130
- Telecommunications antennas, subject to Part 2, Article XXI, Telecommunications Antennas, of this chapter
- Shopping center, subject to § 300-137
- Any use of the same general character as those permitted in §§ 300-42 and 300-43. Such use shall be permitted by Borough Council upon the recommendation of the Planning Commission, shall be consistent with the purposes of the district, comply with the performance standards in Article XVI, and not be detrimental to the surrounding neighborhood. To determine if a proposed use is of the same general character as any of the listed permitted uses, Borough Council and the Planning Commission shall evaluate its impacts against the compatibility standards in Article XII, Specific Regulations