

ARTICLE IX  
**C-1 Local Commercial District**

**§ 170-48. Purpose.**

The purpose of the C-1 District shall be to provide for localized commercial markets throughout the Borough. The District is intended to group such commercial establishments and not intended to apply to major or large-scale commercial establishments.

**§ 170-49. Permitted by right uses.**

Only the following uses are permitted by right in the C-1 District, provided that the requirements for specific uses in Article XIII are met:

- A. A-1 Forestry.
- B. C-4 Library or museum.
- C. C-5 Recreational facility.
- D. C-6 Athletic facility.
- E. C-7 Private organization or community center.
- F. C-8 Day-care center.
- G. C-9 Adult day-care center.
- H. C-14 Municipal/government building or use.
- I. D-1 Office.
- J. D-2 Medical office.
- K. E-1 Retail shop.
- L. E-3 Service business.
- M. E-4 Financial establishment.
- N. E-5 Eating place.
- O. E-6 Eating place, drive-through.
- P. E-7 Repair Shop.
- Q. E-8 Motel, hotel or inn.
- R. E-9 Commercial recreation and entertainment.
- S. E-17 Banquet facility.
- T. E-19 Mixed-use building.

- U. F-1 Utility operating facility.
- V. F-2 Emergency services.
- W. H-2 No-impact home-based business.
- X. H-3 Residential accessory structure.
- Y. H-6 Swimming pool.
- Z. H-8 Garage/yard sales.
- AA. H-11 Solar energy system.

**§ 170-50. Special exception uses.**

Only the following uses are permitted by special exception in the C-1 District, provided that the requirements for specific uses in Article XIII are met:

- A. B-3 Multifamily dwelling.
- B. C-2 School.
- C. C-3 Commercial school.
- D. C-10 Group care facility.
- E. C-11 Nursing Home.
- F. C-16 Assisted living facility.
- G. E-11 Automotive sales.
- H. E-15 Funeral home.
- I. E-16 Veterinary office or clinic.
- J. E-20 Kennel.
- K. E-21 Animal shelter or rescue.
- L. G-6 Trades.
- M. H-4 Outside storage.
- N. H-5 Temporary structures and vehicles.

**§ 170-51. Conditional uses.**

Only the following uses are permitted by conditional use in the C-1 District, provided that the requirements for specific uses in Article XIII are met:

- A. B-5 Rooming house or boardinghouse.
- B. E-12 Automotive body repair and paint shop.

- C. E-14 Shopping center.
- D. F-4 Telecommunications facility.
- E. G-16 Lawful use not otherwise permitted.
- F. H-10 Wind energy system.

**§ 170-52. Area and dimensional requirements.**

The following size regulations shall apply to all uses in the C-1 District, unless a more restrictive requirement is stated in this chapter for a particular use:

- A. Minimum lot size:
  - (1) Area (square feet): 5,000.
  - (2) Width (feet): 50.
- B. Average lot area per dwelling unit (square feet).
- C. Minimum yards (feet):
  - (1) Front yard: 20.
  - (2) Rear yard: 20.
  - (3) Side yard (each): 10.
- D. Maximum building height for the principal building.
  - (1) Number of stories: three.
  - (2) Height in feet: 35.
- E. Maximum building coverage (%): 60%.