

405.3 I-1 Industrial District

Uses not specifically listed in this §405.3 shall not be permitted in the any I-1 District except as approved in accord with §404.2.

A. Intent - To stimulate growth in the community by providing for manufacturing and industrial activities and other high intensity uses that can be developed and operated with minimal conflict with the natural environment and the character of the Borough, along with allowing a variety of housing opportunities.

B. Principal Permitted Uses (Zoning Officer)

- Car washes
- Charging stations
- Contractor yards
- Crop production
- Farmers’ markets
- Forestry
- Greenhouses and nurseries, commercial
- Lumberyards
- Manufacturing, light
- Park and ride facilities
- Parking areas, private
- Public and semi-public facilities and uses
- Recycling units, mobile
- Self-storage facilities
- Storage yards for forest products and minerals
- Truck washes
- Vehicle and equipment sales and repair operations
- Warehouses
- Wholesale businesses

C. Accessory Uses (Zoning Officer)

- Accessory uses customary to approved uses
- Day care, family home
- Decks
- Essential services
- Farm stands
- Gazebos
- Home gardens and home nurseries
- Home greenhouses
- Patios
- Pets, keeping of
- Private garages, carports, sheds
- Private swimming pools
- Required parking areas
- Signs accessory to approved uses
- Satellite dish antennae
- Solar energy systems, accessory
- Wind turbine generators, accessory
- Yard sales

D. Special Exception Uses (Planning Commission / Zoning Hearing Board)

- Agricultural products processing
- Bulk fuel storage facilities
- Bus, limousine or taxi terminals
- Commercial communication devices
- Junk yards
- Industry
- Retail home heating fuel distributors
- Sawmills
- Slaughter houses
- Solar power generation, commercial
- Water withdrawal facilities

E. Conditional Uses (Planning Commission / Borough Council)

- Crematoria
- Explosives plants or storage facilities
- Fireworks plants or storage facilities
- Recycling facilities

F. Dimensional Regulations - All uses.

Minimum Lot Area..... 10,000 square feet (see §502.1 for multiple uses on one lot)
 Minimum Lot Width 75 feet
 Maximum Lot Depth to Width Ratio4:1

Minimum Setbacks

- front setback (see §502.2 for corner lots) 25 feet measured from front line
- rear setback 20 feet measured from rear line
- side setbacks 15 feet measured from each side line

Maximum Building Coverage 60% of the lot area

Maximum Total Impervious Coverage 90% of the lot area

Maximum Building Height 3 stories or 35 feet

Maximum Unattached Accessory Building Height 30 feet

405.4 D-1 Redevelopment District

Uses not specifically listed in this §405.4 shall not be permitted in the any D-1 District except as approved in accord with §404.2.

A. Intent - To provide for a variety of dwellings and housing opportunities for a cross section of the population and all for necessary neighborhood retail and service establishments.

B. Principal Permitted Uses (Zoning Officer)

- Amusement arcades
- Art studios
- Assisted living facilities
- Bakeries and confectionaries, retail
- Banks
- Bed and breakfast inns
- Billiard halls
- Boarding and lodging houses
- Borough facilities and uses
- Business offices
- Business services
- Clinics
- Conference centers
- Crop production
- Day care centers
- Dwellings on the second floor and above commercial uses
- Forestry
- Funeral homes
- Group homes
- Group quarters
- Health facilities
- Multi-family dwellings
- Nursing homes
- Offices and office buildings
- Parking areas, private
- Personal care homes
- Places of worship
- Professional offices
- Public and semi-public facilities and uses
- Public parks and playgrounds
- Recreational facilities, commercial
- Recreational facilities, public
- Religious quarters
- Retail businesses
- Schools, public and private, primary or secondary
- Single-family dwellings
- Theaters, indoor
- Two-family dwellings

C. Accessory Uses (Zoning Officer)

- Accessory uses customary to approved uses
- Day care, family home
- Decks
- Essential services
- Farm stands
- Gazebos
- Home gardens and home nurseries
- Home greenhouses
- Patios
- Pets, keeping of
- Private garages, carports, sheds
- Private swimming pools
- Required parking areas
- Signs accessory to approved uses
- Satellite dish antennae
- Solar energy systems, accessory
- Wind turbine generators, accessory
- Yard sales