

§ 19-13. GC GENERAL COMMERCIAL.

§ 19-13.1. General Purpose and Intent. [Ord. #90-8, S 5]

The GC Districts are intended to provide for a wide range of commercial uses serving not only local needs but the traveling public as well. Lot sizes are considerably larger than in the other commercial districts in order to minimize the adverse impacts on traffic flow which can occur from frequent curb cuts.

§ 19-13.2. Permitted Uses. [Ord. #90-8, S 5; Ord. #2003-33, S 2]

- a. All uses permitted in the NC District.
- b. Laundromats, machine laundry and dry cleaning, including accessory dyeing plant.
- c. Printing and publishing.
- d. Wholesale and retail storage and sale of lumber, plumbing materials and other products, including garden supplies; contractor's office and yards; moving and storage agencies; provided that all open storage of materials and equipment shall be screened on all sides and that the storage and sale of used materials and equipment shall only be permitted as a clearly subordinate use to the principal use on the lot.
- e. General repair and custom fabrication including carpentry, cabinet making, furniture or upholstery shop, electrician's shop, metal working, blacksmith, tinsmith, plumbing, refrigeration and gas, steam or hot water fitting, paint and paperhanger's shop, provided all open storage of materials and equipment shall be screened on all sides, and that all repair or fabrication activities shall be carried on within an enclosed building.
- f. Automobile body or mechanical repairs, car washing and painting activities, but excluding vehicle storage, supply storage, or any other type of storage as a principal use for any such business or activity, provided that:
 1. All vehicles shall be stored off the street.
 2. All repair, paint or washing activities shall be carried on within an enclosed building.
 3. No used vehicles or parts thereof shall be offered for sale.
 4. No vehicles shall be abandoned or sold as junk or scrap.
 5. All open storage of materials and equipment shall be screened on all sides.
- g. Urgent care medical service facilities.

§ 19-13.3. Accessory Uses. [Ord. #90-8, S 5]

- a. Parking lots and loading areas.
- b. No more than two (2) video game/automatic amusement device facilities, as defined in this Chapter.

§ 19-13.4. Area and Bulk Regulations. [Ord. No. 2017-04 § 7]

See Schedule of District Regulations. (Ord. 90-8, S 5)

Editor's Note: The Schedule of District Regulations are included as an attachment to this Chapter.

- a. Notwithstanding the foregoing, single-family residential dwellings located on corner lots shall have a rear yard setback of seven and one-half (7.5') feet.

§ 19-13.5. Conditional Uses. [Ord. #90-8, S 5; Ord. #2004-06, S 1; Ord. #10-2004, S 2; Ord. #2008-06, S 5]

- a. Video game/automatic amusement device facilities establishments under the conditions set forth in the NC District, with the exception that the limitation as to the number of video games shall be thirty (30) devices per establishment.
- b. Gas stations, provided that:
 1. No part of the storage or workshop shall be nearer than twenty-five (25') feet to any public street.
 2. All entrance driveways shall have an unobstructed width of at least fifteen (15') feet.
 3. No commercial repair work, shall be carried on out-of-doors.
 4. Sale or storage of automobiles or used parts thereof shall be prohibited on the premises.
 5. The renting or leasing of automobiles, travel trailers or other vehicles or equipment shall be prohibited on the premises.
 6. Vehicles serviced or to be serviced may be stored temporarily on the premises for up to thirty (30) days.
 7. No gasoline service station, for the retail sale of motor vehicle fuel, shall be located on any lot which is within two hundred (200') feet of a public or private school, playground, public library, or religious house of worship.
- c. Commercial recreation such as bowling alleys, and miniature golf, provided that:
 1. The structures involved are permanent and meet Borough specifications.
 2. Satisfactory on-site parking is provided.
 3. All uses shall meet the setback requirements for this District as set forth for principal buildings in the Schedule of District Regulations.
- d. Animal hospital, which is defined as an establishment for the treatment, care or boarding of domestic animals, provided that runways and exercise pens, if any, shall be enclosed within the principal building.
- e. Duly franchised dealers of new motor vehicles, boats and equipment sales, in conjunction with which repairs and sale of used items shall be permitted. Showrooms in connection with these uses shall have minimum square footage of one thousand six hundred (1,600) square

feet and at least two hundred (200) square feet of land area shall be provided for display of each vehicle or boat in order to provide sufficient room for adequate fire protection, and further provided that there be no stacking of any type above fifteen (15') feet.

- f. Motels and efficiency apartments, provided the efficiency apartments are in conjunction with the motels. One (1) efficiency apartment shall be permitted for every two (2) motel rooms. Minimum size of each efficiency apartment shall be three hundred fifty (350) square feet and the maximum size shall be five hundred (500) square feet. Minimum size for each motel unit or room shall be two hundred fifty (250) square feet. The minimum number of units overall shall be ten (10). Off-street parking shall be provided in accordance with the off-street parking requirements of this Chapter, with efficiency apartments meeting the standard for dwelling units.
- g. Nightclubs, as defined in this Chapter, subject to the off-street parking requirements of this Chapter, and subject further to the provisions of a stabilized and plated earth berm six (6') feet in height between the parking lot and any adjoining residential use.
- h. Facilities used for organized services, meetings, and/or gatherings presided over by an officially recognized leader, and educational facilities shall be permitted in the above referenced zones subject to the following:
 - 1. The lot shall have a lot frontage of at least two hundred fifty (250') feet.
 - 2. The lot shall have a lot area of at least one hundred eight thousand nine hundred (108,900) square feet (two and one-half (2 1/2) acres).
 - 3. The lot shall have a front yard setback of at least fifty (50') feet.
 - 4. The lot shall have a side yard setback of at least thirty (30') feet.
 - 5. The lot shall have a rear yard setback of at least forty (40') feet.
 - 6. The lot shall have a building coverage of not more than twenty (20%) percent.
 - 7. The lot shall have a lot coverage of not more than seventy (70%) percent.
 - 8. The lot shall have a frontage on a primary or secondary arterial street as noted on Figure 7 — Circulation Plan delineated in the Master Plan, last revised 1999. These streets are limited to State Highway Route 88, Herbertsville Road, Bridge Avenue, Beaver Dam Road, Arnold Avenue, and Bay Avenue.
 - 9. The primary structure on the lot (i.e., the church) shall not exceed one story.
 - 10. The height of the primary structure (i.e., the church) on the lot shall not exceed forty-five (45') feet at the ridge with a maximum eave height of thirty-two (32') feet.
 - 11. Any secondary structures on the lot shall not exceed two (2) stories or thirty-two (32') feet.
 - 12. Parking requirements will be based on the design standards.
 - 13. Secondary structures shall follow the same setbacks as the primary structure.

The parsonage facility used for the housing of the officially recognized religious leader(s), who is actively officiating within a church within the Borough, shall be required to be located on the same property as the church for which it serves.

An educational facility or spiritual center will be permitted as a secondary structure to a church.

Religious schools and parsonages (ancillary uses) shall be permitted as conditional uses on the same lot and as part of an accessory use to a church. Under these circumstances the religious school, parsonage, or other permitted ancillary use must comply with all applicable design standards.