

Chapter 27. Zoning

Part 2. ZONE REGULATIONS

§ 210. Central Business Zone (CB).

[Ord. 227, 12/18/2006]

1. Purpose. The purpose of this zone is to provide commercial goods and services to local residents who live in the City. Uses have been limited to those that residents are likely to need on a daily or regular basis. Overall, retail size has been restricted to uphold the traditional central business setting and local pedestrian orientation of this zone and to encourage the adaptive reuse of converted historic buildings rather than the construction of new commercial buildings. Requirements have been specified to preserve the urban character of this area and reflect the tightly knit land use pattern. Limited exterior activities have been allowed to contribute to the vitality and diversity of this area. Conversion apartments have also been accommodated upon upper floors, if off-street parking is provided.
2. Permitted uses:
 - A. Forestry uses, subject to the standards listed in § 326 of this chapter.
 - B. Municipal services, parks and playgrounds.
 - C. Public uses and public utility structures.
 - D. Banks and similar financial institutions, excluding drive-thru lanes.
 - E. Hotels.
 - F. Medical or dental clinics.
 - G. Offices.
 - H. Public, private and commercial schools.
 - I. Restaurants and taverns (excluding outdoor cafes and drive-thru or fast-food restaurants).
 - J. Retail sale, service and/or rental of goods (except adult-related uses, as defined herein), including:
 - (1) Card, stationery, magazine, book, or newspaper shops.
 - (2) Prerecorded music, video, or spoken-word products.
 - (3) Beverage, wine and liquor stores.
 - (4) Sporting goods stores.
 - (5) Musical instrument shops, studios and schools.
 - (6) Tobacco and smoking accessories supplies.
 - (7) Domestic hardware and 5 & \$0.10 items.
 - (8) Photographic, video, audio, and electronic components and accessories.
 - (9) Clothing and shoe boutiques.
 - (10) Flower, balloon and gift shops.
 - (11) Pet stores and supplies with proper licensure.
 - (12) Jewelry, watches, and clocks.
 - (13) Art and drafting supplies and studios.
 - (14) Computers, software, and training facilities and other office supplies.

- (15) Craft supplies, baskets, fabrics, and other notions.
- (16) Toy and hobby stores.
- (17) Telephone, vacuum cleaner and other domestic appliance stores.
- (18) Prosthetic devices.
- (19) Drugstores, perfumes, soaps, lotions, powders, and similar items.
- (20) Draperies, wallpaper and rug showrooms.
- (21) Bed and bath supplies.
- (22) Kitchenware, cookware and dinnerware.
- (23) Eyeglass and hearing aid showrooms and offices.
- (24) Specialty food stores and grocerettes, including motor vehicle filling facilities as an accessory use.
- (25) Religious articles and artifacts.
- (26) Thrift and pawn shops.
- K. Retail services, including barber/beauty salons; tailors and shoe repair; tanning salons; and fitness, dance or karate centers.
- L. Art or antique shops, museums and libraries.
- M. Delicatessens, bakers and caterers.
- N. Churches and related uses, excluding cemeteries.
- O. Private clubhouses.
- P. Automobile parking compounds, garages, and mass transit terminals.
- Q. Movie theaters, auditoriums and other places of public assembly.
- R. Accessory uses customarily incidental to the above permitted uses.
- S. ^[1] Upper floor (non-first floor or ground floor) residential unit(s).
 [Added by Ord. No. 314, 11/18/2019]
^[1] *Editor's Note: Former Subsection 2S, qualified oil and gas operations, added 7/2/2012 by Ord. 275, which immediately followed this subsection, was repealed 2/15/2016 by Ord. 296.*

3. Special exception uses (see § 604, Subsection 3):

- A. Banks and similar financial institutions with drive-thru lanes. (See § 410.)
- B. Commercial day-care facilities. (See § 417.)
- C. (Reserved)^[2]
^[2] *Editor's Note: Former Subsection 3C, Conversion apartments, was repealed by Ord. No. 314, 11/18/2019.*
- D. Drive-thru and/or fast-food restaurants. (See § 423.)
- E. Dry cleaners and laundry stations (drop off and pick up only). (See § 424.)
- F. Funeral homes. (See § 428.)
- G. Hotels. (See § 435.)
- H. Outdoor cafes. (See § 447.)

4. Required design standards in the CB Zone:

Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Setbacks			Maximum Permitted Lot Coverage	Maximum Permitted Height (feet)
		Front	Each Side (feet)	Rear (feet)		
5,000	40	Except as noted in footnote 1, no less than 50% of a principal building's front facade	0	0	100%	75 ²

Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Setbacks			Maximum Permitted Lot Coverage	Maximum Permitted Height (feet)
		Front	Each Side (feet)	Rear (feet)		
		shall be located within 5 feet of the front lot line				

NOTES:

¹ Any use may set back the front of its building a sufficient distance to accommodate an outdoor cafe so long as the outdoor cafe is enclosed by a fence or some other barrier that is located within five feet of the front lot line.

² In no case shall building or structural height violate the Airport Zone regulations listed in § 231 of this chapter.

5. It is the intent of this zone to accommodate parking needs with unassigned on-street parking spaces that are reasonably accessible. Where provided, all off-street parking shall be located within the side or rear yard, shall be as compact as possible, and is exempt from all provisions of § 312. Any garage used for the parking and/or storage of vehicles shall be set back no less than 10 feet from an adjoining alley onto which the garage opens. Off-street parking may be provided on a shared basis with adjoining properties using common parking spaces and access drives.
[Amended by Ord. No. 314, 11/18/2019]
6. Loading. No off-street loading is required for principal uses within this zone. Where provided, all off-street loading shall be located within the rear yard. Any building used for the loading/unloading of vehicles shall be set back no less than 20 feet from an adjoining alley onto which the garage opens. Off-street loading may be provided on a shared basis with adjoining properties using common loading spaces and access drives.
7. Screening. When a use within this zone abuts property within the RU or RF Zone, any area devoted to off-street parking and/or loading shall be screened from said residentially zoned property in accordance with § 314 of this chapter.
8. Outdoor storage and display. No outdoor storage is permitted; however, one sidewalk display bin for retail merchandise shall be permitted per use along the main facade of the building and the street sidewalk. Such bin shall be located against the facade and shall provide a minimum three-foot-wide sidewalk clearance.
9. Outdoor signs. Such signs are regulated by § 315 of this Chapter.
[Amended by Ord. 279, 1/21/2013]
10. Access drives. All access drives serving other uses shall be in accordance with § 311 of this chapter.
11. Landscaping. Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (See § 314.)
12. Waste products. Dumpsters may be permitted within the side or rear yard. All dumpsters shall be screened and set back a minimum of five feet from any adjoining residentially zoned properties.
13. Commercial operations standards. All commercial operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal Government regulations, as required by the most recent regulations made available from these governmental bodies.
14. All uses permitted within this zone shall also comply with all applicable general provisions listed in Part 3 of this chapter.
[3]
[3] *Editor's Note: Former Subsection 15, regarding oil and gas operations as conditional uses, added 7/2/2012 by Ord. 275, which immediately followed this subsection, was repealed 2/15/2016 by Ord. 296.*