

**§ 162-14. Highway Business Zone (B-3).**

The Highway Business Zone is created to provide for businesses that cater specifically to the needs of the motorist. The Highway Business Zone must be located on major streets and highways. Because of its intensity of use and the potential hazard that unrestricted highway developments create for safe and convenient traffic flow, this zone will be restricted by access control regulations of the Borough.

- A. Permitted uses. This district shall specifically permit highway-oriented stores and establishments. Permitted uses are:

Animal hospitals

Automobile, truck trailer and motorcycle repair shops (including major repairs)

Auto sales, new and used

Boat sales

Bowling alleys

Building material yards, roofing, brick yards

Carpentry (including custom woodworking, furniture making, cabinet making)

Car washes

Custom body and fender shops

Dry cleaners

Fuel, ice, oil, coal, or wood sales (open or enclosed)

Kennels

Laundromats

Linen, towel and drapery service suppliers

Machinery sales and rentals, farm equipment

Manufacturing limited to the following processes and products: advertising displays; awnings, Venetian blinds and window shades; book hand-binding and tooling; brushes and brooms; hand-weaving and tapestries; medical, dental, and drafting instruments; novelty products from the following: bone, canvas, cork, feathers, felt, fur, glass, hair, horn, plastics and shells; optical goods and equipment, watches, clocks, and other similar precision instruments

Miniature golf courses

Mirror servicing and glass cutting

Monument works and stone works

Motorcycle and trailer sales

Nurseries and greenhouses

Nursing homes

Packing and crating

Silver plating and repair

Small machine shops

Soldering and welding shops

Tinsmithing  
Tire sales  
Tool, die and pattern making  
Trucking terminals and motor freight stations  
Wholesale office and show rooms, including storage  
And all permitted uses of the, R-2, R-3, O-1, B-1 and B-2 Districts

- B. Special exception uses. The Board may permit the following as special exception uses after a public hearing and a finding that such uses are necessary and desirable in a particular location:

All special exception uses of the, R-2, R-3, O-1, B-1 and B-2 Districts.

- C. Conditional uses. The following are conditional uses:

Large-scale developments  
Public utility and essential service facilities

- D. Accessory uses. The following are accessory uses:

All accessory uses of the R-1, R-2, R-3, O-1, B-1 and B-2 Districts as well as other accessory uses customarily assigned to a permitted use.

- E. Special zone restrictions. The following are conditions where special restrictions shall apply to the uses allowed in the zone:

- (1) All outdoor parking and storage facilities shall be developed on dust free all-weather surface lot, screened from adjoining residential neighborhoods.
- (2) All permanent buildings shall be so constructed so as to minimize pollution to the environment.
- (3) Dimensional requirements.
  - (a) Minimum lot area: 10,000 square feet.
  - (b) Minimum lot width: 100 feet.
  - (c) Minimum front yard: 25 feet.
  - (d) Minimum side yard: 10 feet.
  - (e) Minimum rear yard: 10 feet.
  - (f) Maximum height: 60 feet. **[Amended 10-14-2009 by Ord. No. 446]**

- (g) Maximum coverage: 50%.
- (h) Stories: five. [Amended 10-14-2009 by Ord. No. 446]

#### **§ 162-15. Conservation Zone (C-1).**

The Conservation Zone is established to prevent the construction upon or alteration of rural or natural environments which have natural conditions of soil, slope, susceptibility to flooding or erosion, geological condition, vegetation or an interaction between the aforesaid which make such lands unsuitable for urban development. Further, this zone is established to protect areas of the environment that, if altered, would cause health, or pollution problems and environmental deterioration. The Conservation Zone will also insure adequate areas for future conservation and recreational pursuits.

- A. Permitted uses. This district shall specifically permit public recreation, wildlife and forest preserves and soil and water management.

#### **§ 162-16. Industrial Zone (M-1).**

The Industrial Zone is created to provide areas in which industrial uses, office, research, administrative uses, limited warehousing, wholesaling, and other similar uses may locate. This zone shall be located so as to be as compatible as possible with surrounding districts.

- A. Permitted uses. This district shall specifically permit the following uses:

- Automobile and metal appliance manufacturing and assembly
- Brick manufacturing, forges, foundries, machine shops
- Manufacturing, assembly or packing of products from previously prepared materials such as cloth, plastic, wood, paper, leather, and precious or semiprecious metals and stones
- Manufacturing of electric and electronic instruments and devices, such as televisions, radio and phonograph equipment
- Manufacture of food products, pharmaceuticals, and the like
- Petroleum storage
- Pottery manufacturing
- Radio and television transmission towers and facilities
- Structural steel fabricating shops
- Warehousing and freight terminals, wholesaling
- All permitted uses of the B-1, B-2, and B-3 Districts

- B. Special exception uses. The following are special exception uses:

- All special exception uses of the B-1, B-2, and B-3 Districts