

	Minimum Lot Area	Minimum Lot Width	Maximum Building Coverage of Lot	Maximum # Units per Gross Acre	Maximum Building Height	Front Yard	Side Yard (not abutting Street)	Side Yard (Abutting Street)	Rear
with stores or offices									
Hotel, Motel	1,000 square feet per bedroom	100 feet	50%	-----	35 feet	25 feet	20 feet	25 feet	20 feet
All Other Permitted Principal Or Special Exception Uses	7,500 square feet	75 feet	30%	-----	35 feet	25 feet	10 feet	25 feet	20 feet

Reclamation of Abandoned or Dilapidated Lots								
Minimum Lot Area	Minimum Lot Width	Maximum Building Coverage of Lot	Maximum No. of Units Per Gross Acre	Maximum Building Height	Front Yard	Side Yard	Side Yard (Abutting Street)	Rear Yard
1,600 square feet per dwelling unit	Existing	40%	27	35 feet **	20 feet	7 feet	20 feet	20 feet

**This height may be increased to 43 feet in the event that the first floor of the proposed new structure contains parking to serve the use which complies with all of the provisions of the zoning ordinance; however, no area for residency or tenancy purposes shall exist above a 35 feet level.

5. Sewer Connection. All permitted principal and special exception uses in this district shall be connected upon construction to the community sewer system.
6. Impervious Cover.

Use	Maximum Impervious Cover
All Residential Uses	50%
Conversions within this District	Existing
All Other Uses within the IC District	60%

§ 27-407. GC District; General Commercial.

[Ord. 561, 6/6/1988; as amended by Ord. 594, 1/7/1991; by Ord. 606, 10/2/1992; by Ord. 628, 10/2/1995; by Ord. 666, 8/7/2000; by Ord. 667, 11/6/2000; by Ord. 724, 10/2/2006; by Ord. 744, 7/7/2008; by Ord. 763, 9/7/2010; by Ord. 804, 2/2/2015; by Ord. 818, 6/6/2016; and by Ord. 856, 3/2/2020]

The purpose of this zoning district is to continue the use and reuse of the existing building stock, to recognize the pattern of mixed commercial and residential uses in the center of Nazareth's business activity and to promote the preservation of the historical setting in the portion of the district which overlaps the historic district.

1. Permitted Principal Uses.

- A. Automobile or machinery sales with accessory service facilities, exclusive of unroofed storage of motor vehicles or machinery.
- B. Standard restaurant.
- C. Carry out restaurant.
- D. Tavern.
- E. Hotel, motel.
- F. Retail store or shop.
- G. Buildings and facilities for municipal use.
- H. Personal service store or shop.
- I. Commercial recreation area or use.
- J. Business office or office building, studio or agency, such as insurance or real estate office, bank or other financial institution.
- K. Professional office.
- L. Membership club.
- M. Church, Sunday school or other place of worship, parish house, convent, rectory.
- N. Printing or publishing establishment.
- O. Parks and recreation areas, non-profit.
- P. Funeral home.
- Q. Community center.
- R. Single-family detached dwellings.
- S. Single-family semi-detached dwelling (duplex).
- T. Single-family attached dwelling (townhouses).
- U. Two-family detached dwelling.
- V. Multiple family dwellings.
- W. Bed and breakfast inn.
- X. Laundromat.
- Y. Self-Storage.
- Z. Emergency Services Station.

2. Permitted Accessory Uses.

- A. Private garage or private parking area, pursuant to §§ **27-502**, Subsection **1** or **2**, and **27-503**.
- B. Customary accessory structure and use.
- C. Signs, pursuant to § **27-505**.
- D. Private non-commercial swimming pool, pursuant to § **27-502**, Subsection **6**.
- E. Home occupations, pursuant to § **27-502**, Subsection **7**.

F. Parking and loading facilities, pursuant to § **27-503**.

3. Special Exception Uses.

- A. Nursing home, personal care home, assisted living residence or life care retirement center, but not including a hospital.
- B. Service station.
- C. Motorized vehicle repair shops.
- D. Art gallery, museum.
- E. Bus passenger station, taxi station.
- F. Conversions of existing dwelling into apartments.
- G. Conversions of existing permitted uses into mixed uses, including commercial and residential combinations or conversions of any non-residential use into a residential use, provided the following are applied:
 - (1) The entire first floor street frontage(s) of the building shall be reserved and developed as a permitted non-residential use as allowed within this zoning district.
 - (2) Entryways leading to stairways or hallways for residential uses within the building will be permitted on the first floor street frontage.
 - (3) The minimum square footage of the first floor non-residential uses shall be based on the use proposed and the current Borough Property Maintenance Code requirements.
 - (4) Conversions and Mixed Uses shall follow the special exception use requirements in § **27-601** of this Chapter.
 - (5) The requirements in § **27-603**, Subsection **2**, of this Chapter shall be followed for all Conversions and Mixed Use proposals.
- H. Game arcade.
- I. Day care facility.
- J. Cellular communications towers and antennas.
- K. Mixed use.
- L. Conversions of existing commercial uses into apartments.

4. Dimensional Requirements. See following table.

GC District Dimensional Requirements									
	Minimum Lot Area	Minimum Lot Width	Maximum Building Coverage of Lot	Maximum # Units per Gross Acre	Maximum Building Height	Front Yard	Side Yard (not abutting Street)	Side Yard (Abutting Street)	Rear Yard
Single Family Detached Dwelling	5,000 square feet	40 feet	40%	----	35 feet	10 feet	5 feet	10 feet	10 feet
Single Family Semi-detached Dwelling	8,000 square feet	70 feet	40%	----	35 feet	10 feet	5 feet	10 feet	10 feet
Single Family Attached	2,500 square	20 feet	35%	12	35 feet	10 feet	5 feet	12 feet	10 feet

GC District Dimensional Requirements									
	Minimum Lot Area	Minimum Lot Width	Maximum Building Coverage of Lot	Maximum # Units per Gross Acre	Maximum Building Height	Front Yard	Side Yard (not abutting Street)	Side Yard (Abutting Street)	Rear Yard
Dwelling	feet per dwelling unit								
Two Family Detached Dwelling – same as Single Family Semi Detached Dwelling. (See above)									
Multi-Family Dwelling	2,904 square feet per dwelling unit	None	40%	15	35 feet	15 feet	5 feet	12 feet	20 feet
Conversions of existing dwelling into apartments & conversions of stores or offices to apartments or apartments in combination with stores or offices	2,000 square feet per unit (dwelling, into store or unit)	Existing	Existing	-----	Existing	Existing	Existing	Existing	Existing
Hotel, Motel	1,000 square feet per bedroom	100 feet	50%	-----	35 feet	25 feet	5 feet	25 feet	20 feet
Parks and Recreation Areas	2,000 square feet	None	None	-----	35 feet	15 feet	5 feet	15 feet	10 feet
All Other Permitted Principal Or Special Exception Uses	None	40 feet	60%	-----	35 feet	15 feet	5 feet	15 feet	10 feet

5. Sewer Connection. All permitted principal and special exception uses in this district shall be connected upon construction to the community sewer system.
6. Impervious Cover.

Use	Maximum Impervious Cover
All Residential Uses	100%
Conversions within this District	Existing
Park and Recreation Areas	100%
All Other Uses within the GC District	100%