

§510. C-2 Retail Commercial District.**§511. Specific Intent.**

It is the purpose of this district to provide an area for major retail development, such as shopping centers, to locate.

(Ord. 1234, 2/11/2003, §1)

§512. Uses Permitted by Right.

Land and buildings in a C-2 District may be used for the following purposes and no others, unless a special exception as provided herein is granted:

- A. Retail sales of goods such as antiques, appliances, auto parts, beverages, bicycles, books (except adult book stores), carpeting, clothing, confections, drugs, dry goods, flowers, food, furniture, gifts, hardware, jewelry, liquor, newspapers, notions, office equipment, paint, personal and household supplies, phonograph records, photographic supplies, sporting goods, stationery, toys, tobacco and other similar uses as determined by the Zoning Officer. A bakery with baking on the premises for sale only on the premises is permitted.
- B. Personal and household service establishments such as barber shops, beauty shops, laundromats, laundry and dry cleaning shops (but not laundry or dry cleaning plants), tailor and seamstress shops, shoe and appliance repair shops, rental of medical equipment, and other similar uses as determined by the Zoning Officer.
- C. Municipal use.
- D. Indoor theater, but not an adult theater.
- E. Business, professional or governmental offices.
- F. Financial institution.
- G. Studio.
- H. Motel or hotel, including meeting rooms and auditoriums.
- I. Public or private elementary, middle, junior or senior high school and/or commercial school for the teaching of trades, arts or skills.
- J. Church or similar place of worship.

- K. Health fitness center.
- L. Fire company facilities, excluding social quarters.
- M. Library or post office.
- N. Standard restaurant, carry-out restaurant or fast-food restaurant.
- O. Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
- P. Forestry activities including, but not limited to, timber harvesting.
- Q. Shopping Center. (1305)
- R. Hotel – 55 or Over Apartment – Adult Day Care Mixed Use, as provided in Section 627.
- S. Non-Tower Wireless Communication Facilities outside of the Right-of-Ways per Section 623B.
- T. Small Wireless Communication Facilities within the Right-of-Ways per Section 623C.

(Ord. 1234, 2/11/2003, §1; as amended by Ord. 1305, 09/14/2010, §1; as amended by Ord. 1417, 4/13/2021, §1; as amended by Ord. 1425, 1/11/2022, §11)

§513. Uses Permitted by Special Exception.

The following uses are permitted when special exceptions are granted by the Zoning Hearing Board in accordance with the applicable provisions of this Chapter:

- A. Motor vehicle service station, provided that:
 - (1) All automobile parts, dismantled vehicles and similar articles shall be stored within a building.
 - (2) All repair activities shall be performed within a building.
- B. Club or lodge, provided all club or lodge activities shall be conducted within buildings or structures.
- C. Bowling alley, skating rink, amusement room for the use of electronic and/or mechanical coin operated devices, and other similar indoor uses as determined by the Zoning Officer, but not including Licensed Gaming Facilities.

D. State licensed nursery school or day care center.

E. Nursing home, subject to:

- (1) The maximum building height at any point shall be 45 feet. The number of full stories exposed shall not exceed three.
- (2) The minimum building setback from public streets shall be 50 feet.
- (3) All structures shall be located a minimum of 50 feet from the property lines of the parcel.
- (4) No more than 20% of the total area of the parcel shall be covered by buildings.
- (5) No more than 20% of the total area of the parcel shall be paved surface such as streets, interior access drives, parking areas, sidewalks and courts.
- (6) Common parking areas and interior access drives shall be located a minimum of 25 feet from the property lines of the parcel.
- (7) All buildings shall be set back a minimum of 20 feet from all common parking areas and internal access drives and streets, except for off-street loading areas and areas at entrances to buildings where residents will enter and leave standing vehicles.
- (8) All principal buildings shall be separated by a minimum horizontal distance of 45 feet.
- (9) No less than 30% of the total area of the parcel shall be permanently set aside for noncommercial common open space purposes, such as parks, recreation or conservation of natural features. The common open space areas shall be suitable for the designated purpose and contain no structure or parking facility except as related to and incidental to open space uses.
- (10) All dead-end parking lots shall provide adequate areas into which cars parked in the end stalls of the lots may maneuver.
- (11) Entrances to and exits from parking areas shall have a minimum width of 12 feet for each lane of traffic entering or leaving the areas.
- (12) No more than 15 parking spaces shall be permitted in a continuous row without being interrupted by landscaping.
- (13) Entrances to and exits from common parking areas shall be located a minimum of 50 feet from the point of intersection of the nearest public

street cartway lines and the point of intersection of the nearest interior access drives.

- (14) A system of paved walkways a minimum of five feet in width shall be provided for access between buildings and common parking areas, open space areas and other community facilities.
- (15) A landscaping plan for the nursing home prepared by a registered architect or registered landscape architect shall be submitted to the Borough, and is subject to approval by the Borough Planning Commission. Provisions for the landscaping of the perimeter and interior of all common parking areas shall be included in such plan.
- (16) There shall be no architecturally unbroken building face of more than 160 lineal feet. A building face shall be considered architecturally broken if there is a deflection in the building axis of at least 30° or, where there is no deflection in the building axis of at least 30°, an integral architectural feature of the building projects from the building face a minimum of 10 feet for a minimum distance of 10 feet along the building face. Such architectural feature shall extend the entire height of the building included within stories.

F. Funeral Home.

G. Accessory uses and structures to the above permitted uses when on the same lot as the permitted use and not detrimental to the retail commercial district.

H. Tower Based Wireless Communication Facilities, subject to § 623 of this Chapter. [Ord. 1371]

(Ord. 1234, 2/11/2003, §1; as amended by Ord. 1298, 8/29/2009, §2; as amended by Ord. 1371, 9/8/2015, § 3)

§514. Area, Yard and Height Regulations.

Maximum Permitted

Building Height: 60 feet
Building Coverage: 30%
Paved Area: 70%

Minimum Requirements

Lot Size
Per Construction Site: 50,000 sq. ft.
Per Unit of Use: 5,000 sq. ft.

Building Setback: 40 feet
Side Yard
Total: 60 feet
Each Side: 30 feet
Rear Yard: 30 feet
Lot Width
At Street Line: 150 feet
At Building Setback Line: 150 feet
Open Area: 20%

(Ord. 1234, 2/11/2003, §1)

§515. Additional Performance Standards.

1. The horizontal distance in feet at the closest place between any two principal buildings on the same lot shall not be less than the height of the highest building, measured in feet, but in no case less than 20 feet.
2. A landscaping plan for the site prepared by a registered architect or registered landscape architect shall be submitted to the Borough, and is subject to approval by the Borough Planning Commission. Provisions for the landscaping of the perimeter and interior of all common parking areas shall be included in such plan. A landscape screen shall be required along any lot line adjacent to any zoning district which permits a residential use.
3. For every one foot in building height above 40 feet, every required front, side and rear yard shall be increased by one foot.

(Ord. 1234, 2/11/2003, §1)

§516. General Regulations Applicable.

In addition to the above regulations listed for this district, the general regulations of Part 6 of this Chapter shall apply unless specifically noted as not being applicable.

(Ord. 1234, 2/11/2003, §1)