

§ 19-9.4. GC General Commercial. [Ord. 1979-2, § 400; Ord. #1981-17, §§ 9, 12; Ord. #1984-13, § 2; Ord. #1993-26, §§ 11, 12; Ord. #1996-7, § 1; Ord. #2006-24, § 1; Ord. #2008-42, § I; Ord. #2008-50, § I; Ord. #2010-43, § 3; Ord. No. 2017-17; Ord. No. 2017-17]

a. Principal Permitted Uses on the Land and in Buildings:

1. Retail and experiential retail sales of goods. [Amended 6-1-2021 by Ord. No. 2021-21]
2. Restaurants (excluding drive-ins).
3. Banks.
4. Theaters, music halls, and performance spaces. [Amended 6-1-2021 by Ord. No. 2021-21]
5. Undertaking and funeral services.
6. Nursing homes.
7. Churches.
8. Public purpose uses.
9. Business offices, professional offices, including accounting and tax return preparation services, real estate offices, and photographic and art studios, including work space and exhibit space for such photographic and art studios, except that on Arnold Avenue and on Bay Avenue from Arnold Avenue to Trenton Avenue these uses shall only be permitted on the second floor and above. [Amended 6-1-2021 by Ord. No. 2021-21]
10. Opticians, where at least 50% of the floor area is dedicated to retail sales of corrective eyewear. [Amended 6-1-2021 by Ord. No. 2021-21]
11. Travel agencies.
12. (Reserved)¹
13. On the second floor and above, the following uses shall be permitted, but only above a permitted use: apartments. [Amended 6-1-2021 by Ord. No. 2021-21]
14. Music and dance studios.
15. Retail recreation services are permitted as a principal use with the exception of pool and billiard establishments and coin-operated devices or devices offering prizes [Added 6-1-2021 by Ord. No. 2021-21]
16. Microbreweries, craft distilleries, and winery tasting and sales establishments in accordance with applicable state regulations. [Added 6-1-2021 by Ord. No. 2021-21]

b. Accessory Uses Permitted.

1. Off-street parking (see Subsection 19-11.7).

1. Editor's Note: Former Subsection a12, which listed professional offices, was repealed 6-1-2021 by Ord. No. 2021-21.

2. Fences and walls (see Subsection 19-11.4).
 3. Garages to house delivery trucks or other commercial vehicles.
 4. Temporary construction trailers and sign(s) in accordance with Chapter 17 may be permitted for the period of construction beginning with the issuance of a construction permit, until the completion of the building or for a period of six months whichever is less, provided that the trailer and sign are on the site where construction is taking place. Said six month temporary permit may be extended by the Borough's Zoning Officer upon application and not for a period to exceed six additional months for a total of one year. The Zoning Officer shall consider the magnitude of the construction project, the current and past progress of construction of said project, any extenuating circumstances including but not limited to weather, strikes, labor lockouts and similar disruptions beyond the control of the applicant. Any determination for extension shall be made in writing setting forth the reasons therefor and be kept on file with the Zoning Officer with a copy being delivered to the Borough Clerk. **[Amended 2-16-2021 by Ord. No. 2021-02; 6-15-2021 by Ord. No. 2021-29]**
 5. Public swimming pools designed to be used collectively by persons for swimming and bathing purposes as part of any hotel, motel, garden apartment or townhouse development.
- c. Conditional Uses. Bed-and-breakfast inns (subject to Subsection 19-12.3f).
- d. Area and Bulk Requirements: See Schedule of Zoning District Regulations.²
- e. Special Provisions.
1. Notwithstanding the above, in order to encourage an end product which provides parking, access and architectural continuity even where development occurs piecemeal and with diverse ownership, buildings may be attached and may be built to the interior side line(s) in order to be attached. Attached buildings may include two walls which must be keyed to each other. Where buildings are built to both side lot lines, the site plan shall be accompanied by appropriate legal material and plans showing properly located loading spaces and trash receptacles with permitted access across adjacent properties. If structures are not attached, the side yard(s) shall be five feet.
 2. The front yard shall be determined on the basis of the average front yard depth within the block.
- f. General Requirements.
1. One building may contain more than one use provided that the total building coverage of the combined uses does not exceed the maximum building coverage specified for the district.

2. Editor's Note: The Schedule of Zoning District Regulations is included as an attachment to this chapter.