

ARTICLE V

Commercial / Industrial

Section 500 Commercial/Industrial Zone

- a. Purpose: The commercial/industrial zone is designed to accommodate commercial/industrial activity within the Borough that will be so located and designed as to contribute to the harmonious and appropriate development, contribute to the soundness of the economic base of the Borough, and otherwise further purposes of this Ordinance. Since these enterprises are the most dependent on traffic generated by a thoroughfare, these uses are grouped together to facilitate shopping via the automobile.

- b. Permitted Uses: The following principal uses are permitted:
 - 1) Business Conversion (See Section 1001)
 - 2) Convalescent or Nursing Home (See Section 1003)
 - 3) Convenience Store
 - 4) Day Care Facility, Child or Adult (See Section 1005)
 - 5) Eating Establishment
 - 6) Funeral Home (See Section 1007)
 - 7) Greenhouse or Nursery (See Section 1008)
 - 8) Heavy Storage Service (ex.: Warehouse, Building Material Yard) (See Section 1009)
 - 9) Hospitals
 - 10) Hotel or Motel
 - 11) Kennel, Animal Hospital (See Section 1010)
 - 12) Laundry and Dry Cleaning Establishment (See Section 1011)

- 13) Medical or Dental Clinic (See Section 1012)
- 14) Miniwarehouse or Ministorage (See Section 1013)
- 15) Mixed Use (**Only** Permitted Uses within commercial/industrial district) (See Section 1014)
- 16) Outdoor and Vehicle Sales, Service, and/or Repair
- 17) Park, Playground or Recreation Area (See Section 1017)
- 18) Parking Lot or Parking Garage
- 19) Personal Service Business
- 20) Professional or Business Office (See Section 1012)
- 21) Public Buildings and Facilities (See Section 1019)
- 22) Public Utility Building (See Section 1020)
- 23) Retail Store or Shop
- 24) Tavern in accordance with all applicable Borough and State requirements
- 25) Vehicle Service Station, Vehicle Body Shop, Vehicle Repair Garage, or Vehicle Wash

c. Uses by Special Exception: The following principal uses shall be permitted as Special Exceptions when authorized by the Zoning Hearing Board. The Zoning Hearing Board shall hear and decide requests for such uses according to criteria established in Article XIII of this Ordinance.

- 1) Adult Bookstores, Adult Theaters, or Massage Establishment(See Section 1302)
- 2) Cellular Communication Towers and Antennas (See Section 1304)
- 3) Chemical Manufacturing, Processing and Storage Operations (See Section 1306)
- 4) Conversion Apartment (See Section 1309)

- 4) General Industrial Uses including but are not limited to: food, except meat-packing, furniture, fabricated metals, machinery, glass, and paper.
 - 5) Light Industrial Uses including but are not limited to: printing and publishing, tool and die making, and molding plastics.
 - 6) Quarries and Mining Activities (See Section 1320)
 - 7) Research Laboratory (See Section 1321)
 - 8) Salvage/Junk Yard (See Section 1322)
 - 9) Sawmill Operation (See Section 1323)
 - 10) Truck or Motor Freight Terminal (See Section 1324)
- d. Lot Area and Width: Lot area and lot width not less than the following dimensions shall be provided for each principal use hereafter established in this zone:

Use	Lot Requirements (6)			Minimum Building Setbacks (6)				Max. Building Height
	Min. Lot Area	Min. Lot Width (4)	Maximum Impervious Coverage	Front (5)	One Side	Total Sides	Rear	
All uses utilizing public sewer and public water	10,000 sq. ft.	60'	85%	15'	5'	10'	15'	35'
All uses utilizing public sewer or public water	20,000 sq. ft.	80'	85%	15'	5'	10'	15'	35'
All uses no public sewer or public water	43,560 sq. ft.	100'	85%	35'	20'	40'	30'	35'

- (1) - Yard requirements apply to unattached sides of buildings.
- (2) - In case of condominium projects building setbacks shall act as separation distances between buildings.
- (3) - Existing lots of less than fifty (50) feet of road frontage shall be permitted to reduce required side yard setbacks to five (5) feet with a total of ten (10) feet for total sides.
- (4) - Measured at the right-of-way line, or ultimate right-of-way for streets with substandard right-of-ways.
- (5) - Front yard may be reduced in accordance Section 903.b).
- (6) - These standards represent minimum requirements unless specified elsewhere in this ordinance.
- (7) - Zero lot line development in accordance with Section 903.c).

e. Accessory Uses and Structures

The following customary accessory uses and structures incidental to any permitted uses shall be permitted:

- 1) Uses and structures which are customarily associated with the permitted uses such as storage buildings, outdoor storage areas, yards, gardens, play areas and parking areas.
- 2) Garden house, tool house, playhouse, wading pool, or swimming pool incidental to the residential use of the premises and not operated for gain.
- 3) Private garages.
- 4) All storage accessory to any permitted use, other than off-street parking and loading areas, shall be carried on in completely enclosed buildings.
- 5) Applicable provisions governing Accessory Buildings and Structures in accordance with of Article IX.

f. Use Standards

Uses permitted in the Commercial/Industrial District shall be subject to the following conditions:

- 1) Parking, loading, or service areas used by motor vehicles shall be physically separated from all streets by a suitable barrier against unchanneled motor vehicle access or egress. All roads, driveways, parking areas and walks shall be paved and maintained in good condition with hard surface materials.
- 2) All access roads or driveways shall be located not less than one hundred (100) feet from the intersection of any street right-of-way lines, and shall be designed in a manner conducive to safe ingress and egress.
- 3) Illumination. All illumination shall comply with the requirements of Article IX. When lot lines lie within 35 feet of a Residential District boundary or any lot in residential use, any illumination or floodlighting shall be arranged so there will be no glare of lights on such lot or District boundary line.
- 4) Landscaping. The entire lot shall be landscaped pursuant to Article IX (except for those areas that are covered by buildings or surfaced as parking

or service areas). All landscaping shall be properly maintained throughout the life of any use on any lot.

- 5) Along each property line which is adjacent to a Residential District or lot in residential use, the owner shall be required to maintain a buffer strip ten (10) feet wide which shall be a fence, screen, or planted with a hedge, evergreen shrubbery or suitable vegetation or combination thereof, to provide appropriate screening against noise, glare, fumes, dust, and other harmful effects. Said buffer strip shall be consistent with any existing vegetation and the permitted use of the adjacent residential property.
- g. Off-Street Parking: Off-Street Parking shall be provided in accordance with Article XI.
- h. Environmental Protection Overlay District: Development shall meet the requirements of the Environmental Protection Overlay District's hillside/slope and floodplain protection in accordance with Article VIII.
- i. Performance Standards: Development shall meet the requirements of the performance standards in accordance with Article IX.
- j. Signs: Signs are permitted in accordance with Article XII.