

*Borough of Oxford, PA  
Thursday, March 21, 2019*

## Chapter 27. Zoning

### Part 8. C-2 NEIGHBORHOOD COMMERCIAL DISTRICT

#### § 27-801. Intent.

[Ord. 593, 4/8/1986]

It is the purpose of this district to accommodate commercial activities which are frequently based on automobile use and traffic but also provide goods and services to residential neighborhoods. Emphasis is placed on retaining a residential character compatible with adjacent neighborhoods rather than a highway commercial character.

#### § 27-802. Uses Permitted by Right.

[Ord. 593, 4/8/1986; as amended by Ord. 598, 9/9/1986; by Ord. 622, 12/29/1987; by Ord. 704, 6/12/1995; by Ord. 810, 12/17/2007; and by Ord. 846, 9/12/2011, §§ 6, 7]

1. Land and buildings in C-2 Commercial Districts shall be used for only one of the following purposes and no others unless permitted as an accessory use or by special exception:
  - A. Any use permitted by right in § **27-702**, Subsection 1B to H.
  - B. Single-family detached dwelling.
  - C. Two-family dwelling.
  - D. Single-family semidetached dwelling.
  - E. Yard reduction development option, in accordance with § **27-1503**.
  - F. Professional or business office.  
[Amended by Ord. 906, 6/19/2017]
  - G. Restaurant and fast-food restaurant.
  - H. Funeral home.
  - I. Motor vehicle service station or repair garage facility, subject to the following provisions:
    - (1) Fuel pumps shall be at least 20 feet from any street line.
    - (2) All activities except those required to be performed at the fuel pumps shall be performed within a completely enclosed building.
    - (3) All automobile parts, dismantled vehicles, and similar articles shall be stored within a building.

- (4) All fuel, oil, or similar substances, except those stored at the fuel pumps, shall be stored in accordance with § 603.3 and Chapter **24** of the International Fire Code, implemented as part of the Uniform Construction Code [Chapter **5**, Part **1**].
- J. Car washing facility, subject to the provision that a paved approach drive or parking area to accommodate a minimum of four cars per bay shall be constructed for the purpose of avoiding an accumulation of cars backing upon a public thoroughfare, except in the case of a facility where only one bay is provided. In such case, the approach drive or parking area shall be constructed to accommodate a minimum of eight cars. No water from the car washing facility shall be discharged onto public sidewalks or roadways or other premises.
- K. Car sales facility.
- L. Boardinghouse.
- M. Day-care center.

## § 27-803. Accessory Uses Permitted by Right.

[Ord. 593, 4/8/1986; as amended by Ord. 760, 10/13/2003, § II]

1. The following uses shall be the only permitted accessory uses under the C-2 District. The uses shall remain incidental to the principal use.
  - A. Accessory commercial uses, structures, and buildings, in accordance with § **27-1202**.
  - B. Accessory residential uses, structures, and buildings, in accordance with § **27-1202**.
  - C. No-impact home occupation, in accordance with § **27-1304**.

## § 27-804. Uses Permitted by Special Exception.

[Ord. 593, 4/8/1986; as amended by Ord. 760, 10/13/2003, § III]

1. The following uses are permitted when a special exception is granted by the Zoning Hearing Board. Standards to be used in applying for and determining whether a special exception should be granted are found in §§ **27-1904** and **27-1905**.
  - A. Mixed use development incorporating two or more uses permitted under this Part.
  - B. Major home occupation, in accordance with § **27-1304**.

## § 27-805. Uses Permitted as Conditional Uses.

[Ord. 593, 4/8/1986; as added by Ord. 780, 12/19/2005, § 6]

1. The following uses are permitted when approved as a conditional use by Borough Council. In addition to compliance with any specific standards cited herein, any proposed conditional use shall comply with the procedures and standards contained in § **27-2009**.
  - A. Bed-and-breakfast operation, in accordance with § **27-1322**.
  - B. Private parking lot or private parking garage.  
[Added by Ord. 906, 6/19/2017]

