

## **Section 800. G-C (General Commercial) Zoning District**

### **Section 801. Specific Intent.**

It is the purpose of the G-C Zoning District to provide an area where a wide range of commercial activities may locate and to recognize areas where a nucleus of such a mix of uses now exists.

### **Section 802. Uses Permitted by Right.**

The following, as a principal use, their accessory uses and no other, are permitted in the G-C Zoning District, provided that the use, type, dimensional and all other applicable requirements of this Ordinance are satisfied.

- A. Automobile Accessory Store (retail)
- B. Automobile Service Station, Minor Repair, subject to Section 1645.
- C. Club and Lodge provided that all activities shall be conducted within buildings or structures
- D. Bakeries and retail baked goods (limited to 1,000 sq. ft. production floor area).
- E. Farmers Market (outdoor), subject to Section 1643.
- F. Banks or other financial establishment with or without drive-through facilities
- G. Funeral Home
- H. Self-service Laundromats, dry cleaners and tailors (limited to 2,000 sq. ft. of service/production area)
- I. Fitness/Health center
- J. Confectionary store
- K. Hotel or motel, subject to Section 1648.
- L. Convenience stores with or without fuel sales, subject to Section 1642.
- M. Indoor places of amusement
- N. Drug stores and pharmacies
- O. Lumber and building materials supply establishment (retail)
- P. Dry goods and Variety Stores
- Q. Vehicular and Mobile Home Sales, Rental, and Display, subject to Section 1646.
- R. Flower, card, and gift shops
- S. Public and Non-public Recreational Areas
- T. Furniture and household appliance store (retail)
- U. Toy and hobby shops
- V. Theaters
- W. Car and Vehicle Washing Facility, subject to Section 1644.
- X. Grocery Stores and Specialty Grocery Stores (both subject to Section 1642); meat, fish, poultry markets; and produce and farmers markets (all indoors).

- Y. Haberdashery, apparel, shoe, and jewelry stores
- Z. Wholesale business establishment
- AA. Hardware, plumbing and electrical supplies (retail)
- BB. Liquor Stores
- CC. Beverage Distributors
- DD. Municipal Use, subject to Section 1700.
- EE. Office and Stationery supplies (retail)
- FF. Restaurants (General, Takeout, Fast-food) with or without drive through, subject to Section 1649.
- GG. Shoe repair shop
- HH. Small appliance sales, repair, and service shops
- II. Special merchandise stores such as newsstands, book, music and video stores, and tobacco shops
- JJ. Sporting goods store.
- KK. Studios and shops of artists and artisans
- LL. Barber and beauty shop; Nail salon
- MM. Telecommunication Antennas and Telecommunication Equipment Buildings attached to existing structures, subject to Section 1678.C.
- NN. Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
- OO. No-impact Home-based Business, subject to Section 1601.
- PP. Forestry, subject to Section 1685.
- QQ. Office/Commercial Center
- RR. Retail Business
- SS. Healthcare Services, subject to Section 1628.
- TT. Child Day Care Facility, subject to Section 1627.
- UU. Adult Day Care Facility, subject to Section 1626.

**Section 803. Uses Permitted by Special Exception.**

The following uses are permitted in the G-C Zoning District when special exceptions are granted by the Zoning Hearing Board. Standards to be used in determining whether a special exception should be granted are found in the sections of the Ordinance indicated below as well as Section 2002 of this Ordinance.

- A. The storage of fireworks and explosives shall be permitted in accordance with Pennsylvania Code, Title 34, Labor and Industry, Chapter 5 Blasting, Demolition, Fireworks and Explosives, Subchapter “C”, Fireworks and Subchapter “D”, Explosives.
- B. New Telecommunication Towers with or without Telecommunication Antennas, subject to Section 1678.D.
- C. Taverns, subject to Section 1650.
- D. Nightclubs, subject to Section 1650.

- E. Adult Business and Adult Establishment, subject to Section 1680.
- F. Commercial Conversion, subject to Section 1607.
- G. Home occupation, subject to Section 1601.
- H. Single and multi family residences, apartments, condominiums when within and existing structure.
- I. Solar Energy, subject to Section 1694.
- J. Small Wind Energy System, subject to Section 1692.2.

**Section 804. Conditional Uses. (Reserved)**

**Section 805. Area, Yard and Height Regulations for the G-C Zoning District.**

**Individual On-Lot Sewage Disposal and Individual On-Lot Water Supply**

**MAXIMUM PERMITTED**

Building Height	35 Feet
Impervious Coverage	70 Percent

**MINIMUM REQUIREMENTS**

Lot Size	2 Acres
Lot Width	
At Street Line	150 Feet
At Building Setback Line	150 Feet
Building Setback Line	40 Feet
Rear Yard	40 Feet
Side Yard	
One Side	20 Feet
Total	40 Feet
Distance Between Highway Access Points	75 Feet
Improvements Setback Line	10 Feet

**Section 806. General Regulations. (Reserved)**

**Section 807. through 849. (Reserved)**

## Section 850. H-C (Highway Commercial) Zoning District

### Section 851. Specific Intent.

The specific intent of the Highway Commercial District is to provide for a variety of commercial and residential uses at acceptable and convenient locations along major highways and to promote well planned and designed commercial areas, as well as limited residential development.

### Section 852. Uses Permitted by Right.

The following, as a principal use, their accessory uses and no other, are permitted in the H-C Zoning District, provided that the use, type, dimensional, and all other applicable requirements of this Ordinance are satisfied.

- A. Vehicular and Mobile Home Sales, Rentals and Display, subject to Section 1646.
- B. Automobile Service Station – Minor and Major Repair, subject to Section 1645.
- C. Bakeries (limited to 1,000 sq. ft. production floor area) and retail baked goods
- D. Bank or other financial establishment with or without drive-through facilities
- E. Barber and Beauty Shops; Nail Salons
- F. Beverage Distributor
- G. Camera shop and photo finishing services
- H. Club or Lodge provided that all activities shall be conducted within buildings or structures
- I. Confectionary Store
- J. Convenience store with or without fuel sales, subject to Section 1642.
- K. Drug stores and pharmacies
- L. Dry goods and variety stores
- M. Flower, card, and gift shops
- N. Furniture and household supply stores (retail)
- O. Funeral Home
- P. Grocery Store and Specialty Grocery Store (both subject to Section 1642); meat, fish, poultry market; and produce and farmers market (all indoors)
- Q. Greenhouse/Nursery/Garden Supply (retail)
- R. Fitness/Health Center
- S. Haberdashery, apparel, shoe, and jewelry stores
- T. Hotel or Motel, subject to Section 1648.
- U. Hardware, plumbing, and electrical supplies (retail)
- V. Indoor places of amusement
- W. Liquor store
- X. Lumber and building materials supply establishment (retail)

- Y. Self-storage Facilities, subject to section 1677.
- Z. Municipal Use, subject to Section 1700.
- AA. Non-public Recreational Area
- BB. Office and stationery supply (retail)
- CC. Copy centers and job printers
- DD. Restaurant (General, Take-out, Fast-food), with or without drive through service, subject to Section 1649.
- EE. Self-service Laundromats, dry cleaners, tailors
- FF. Small appliance sales, repair, and service shop
- GG. Shoe repair shop
- HH. Shopping Center, subject to Section 1641.
- II. Sporting goods store
- JJ. Supermarket, subject to Section 1642.
- KK. Telecommunication Antennas and Telecommunication Equipment Buildings attached to existing structures, subject to Section 1678.C.
- LL. Toy and Hobby Shop
- MM. Theaters
- NN. Car and Vehicle Washing Facility, subject to Section 1644.
- OO. Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
- PP. No-impact Home-based Business, subject to Section 1601.
- QQ. Forestry, subject to Section 1685.
- RR. Office/Commercial Center
- SS. Retail Business
- TT. Healthcare Services, subject to Section 1628.
- UU. Child Care Facility, subject to Section 1627.
- VV. Adult Day Care Facility, subject to Section 1626.

**Section 853. Special Exception Uses.**

The following uses are permitted in the H-C Zoning District when special exceptions are granted by the Zoning Hearing Board. Standards to be used in determining whether a special exception should be granted are found in the sections of the Ordinance indicated below as well as Section 2002 of this Ordinance.

- A. Adult Business or Adult Establishment, subject to Section 1680.
- B. Animal Hospital/Veterinarian Clinic, subject to Section 1675.
- C. Business, Vocational, or Trade School, subject to Section 1631.
- D. Child Day Care Facility, subject to Section 1627.

- E. Farmers Market (outdoors), subject to Section 1643.
- F. Flea Market (outdoors), subject to Section 1643.
- G. Game Room/Video Arcade, subject to Section 1664.
- H. Nightclub, subject to Section 1650.
- I. Public Utility, subject to Section 1701.
- J. Storage of fireworks and explosives, in accordance with Pennsylvania Code, Title 34, Labor and Industry, Chapter 5 Blasting, Demolition, Fireworks and Explosives, Subchapter "C", Fireworks and Subchapter "D", Explosives.
- K. New Telecommunication Towers with or without Telecommunication Antennas, subject to Section 1678.D.
- L. Commercial Conversion, subject to Section 1607.
- M. Home Occupation, subject to Section 1601.
- N. Solar Energy, subject to Section 1694.
- O. Small Wind Energy System, subject to Section 1692.2.

**Section 854. Conditional Use. (Reserved)**

**Section 855. Area, Yard and Height Regulations for the H-C Zoning District.**

- A. Except for Special Exception Uses in Section 853 the following shall apply:

**For Individual On-Lot Sewage Disposal and Water Supply**

- 1. Lot Area - The minimum lot area shall be 2 acres.
- 2. Minimum Lot Width at the Street Line - two hundred (200) feet.
- 3. Maximum Impervious Surface Coverage - eighty (80) percent.
- 4. Minimum Depth of Front Yard - fifty (50) feet.
- 5. Minimum Depth of Rear Yard - fifty (50) feet.
- 6. Minimum Aggregate Width of Side Yards - one hundred (100) feet.
- 7. Minimum Width of Each Individual Side Yard - fifty (50) feet.

**For Individual On-Lot Sewage Disposal and Public or Community Water Supply or For Individual Water and Public or Community Sewer**

- 1. Lot Area - The minimum lot area shall be 1 acre.
- 2. Minimum Lot Width at the Street Line - two hundred (200) feet.
- 3. Maximum Impervious Surface Coverage - eighty (80) percent.
- 4. Minimum Depth of Front Yard - forty (40) feet.
- 5. Minimum Depth of Rear Yard - thirty (30) feet.
- 6. Minimum Aggregate Width of Side Yards - fifty (50) feet.
- 7. Minimum Width of Each Individual Side Yard - twenty five (25) feet.

*For Public/Community Sewerage Disposal and Water Supply*

1. Lot Area - The minimum lot area shall be 25,000 Square Feet.
  2. Minimum Lot Width at the Street Line - two hundred (100) feet.
  3. Maximum Impervious Surface Coverage - eighty (80) percent.
  4. Minimum Depth of Front Yard - thirty (30) feet.
  5. Minimum Depth of Rear Yard - twenty (20) feet.
  6. Minimum Aggregate Width of Side Yards - thirty (30) feet.
  7. Minimum Width of Each Individual Side Yard - twenty five (15) feet.
- B. Area and Bulk Regulations for Special Exception Uses listed in Section 853.  
Bulk use requirements to be determined by the Zoning Hearing Board during the public hearing for each use as provided for in Section 853

**Section 856. General Regulations. (Reserved)**

**Section 857. through 899. (Reserved)**