

article IX

GC - General Commercial District

SECTION 900 PURPOSE

The uses and densities permitted in the (GC) General Commercial District reflect the larger scale commercial uses now located in this area of the Borough. These businesses tend to be auto-oriented with ample off-street parking available. The larger, more intensive commercial uses permitted in this District also require the careful application of appropriate design, access, and parking standards.

SECTION 901 PERMITTED USES

A building may be erected or used, and a lot may be used or occupied, for any of the following purposes, and no others:

A. Uses Permitted by Right

1. Motel, hotel, inn.
2. Retail store.
3. Service business.
4. Restaurant (no drive-in service).
5. Restaurant (with drive-in service) (reference Section 1202.C6).
6. Catering establishment.
7. Tavern.
8. Professional services or business office.
9. Wholesale or retail confectionery or bakery shop.
10. Movie theater.
11. Bank or financial establishment.
12. Funeral home, mortuary.
13. Service station/car wash (reference Section 1202.C7).
14. Truck/farm equipment sales.
15. Utilities and substations (reference Section 1202.E1).
16. Commercial day care center (reference Section 1202.C5).
17. Laundromat.
18. Repair shop.
19. Indoor gym/health club.
20. Private recreation facility.
21. Bed and breakfast (reference Section 1202.C8).
22. Public transportation terminal.
23. Municipal building or use.
24. Public recreation facility.

25. Institutional uses including public and private library, museum, educational facility, or place of worship (reference Section 1202.B2).
26. Hospital (reference Section 1202.B3).
27. Private club/lodge.
28. Community center (reference Section 1202.B4).
29. Medical clinic.
30. Veterinary office (without outdoor kennels).
31. Mixed use (without residential use) (reference Section 1202.C1).
32. Accessory building (reference Section 1202.F1).
33. Outside storage or display (reference Section 1202.F5).
34. Antennas, masts, dish antenna (reference Section 1202.F6).
35. Emergency services.
36. Signs, in accordance with Article XV.
37. Fences (reference Section 1202.F1).
38. Pay parking lot.
39. Temporary structure (reference Section 1202.F3).
40. Temporary community event (reference Section 1202.F4).

B. Uses Permitted By Special Exception

1. Wholesale business.
2. Storage/warehouse.
3. Mini-warehouses (reference Section 1202.C4).
4. Contracting shops/offices.
5. Lumber yard.
6. Swimming pool (reference Section 1202.F1).
7. Veterinary clinic (with outdoor kennels) (reference Section 1202.C9).
8. Adult commercial (reference Section 1202.C10).
9. Amusement hall/arcade (reference Section 1202.C3).

C. Conditional Use

1. Mixed use (with residential) (subject to the conditions and criteria of section 1202.C1.f)
2. Shopping center/major retail use (reference Section 1202.C2).

SECTION 902 AREA AND BULK REGULATIONS

Unless otherwise indicated for a specific use in Article XII, Use Regulations, the following minimum area and bulk requirements shall apply:

A.	Minimum Lot Area	20,000 square feet
B.	Minimum Lot Width at building line	100 feet
	at curb line	75 feet
C.	Maximum Building Coverage	40%
D.	Maximum Lot Coverage	70%
E.	Minimum Front Yard	40 feet, except as provided for in Section 1302.C.2.
F.	Minimum Side Yard	15 feet
G.	Minimum Rear Yard	30 feet
H.	Accessory Building Setback	20 feet

SECTION 903 HEIGHT REGULATIONS

No building shall exceed forty-five (45) feet in height, unless authorized by Special Exception. Structures supporting utility facilities are excluded from the provisions of this Section.

SECTION 904 APPLICABLE PROVISIONS

Additional standards are established throughout this Ordinance and shall be referenced to determine their applicability to uses and lots within the GC General Commercial District:

- A. Floodway Hazard District, Article XI.
- B. Use Regulations, Article XII.
- C. Design Standards, Article XIII.
- D. Natural Resource Protection Standards, Article XIV.
- E. Signs, Article XV.
- F. Nonconforming Uses, Structures, and Lots, Article XVI.