

PART 11

BC BOROUGH COMMERCIAL DISTRICT

§27-1101. District Purpose.

The purpose of the BC Borough Commercial District is to provide a setting for a mix of residential commercial and institutional uses that preserve the historic character of the Borough core and to create conditions conducive to carrying out the broad purposes of this Chapter as set forth in §27-102, "Purposes."

(Ord. 319-A, 3/21/2000, Art 11, §114-94)

§27-1102. Applicability of Regulations.

In C-2 Commercial Districts, the regulations contained in this Part shall apply.

(Ord. 319-A, 3/21/2000, Art. 11, §114-95)

§27-1103. Permitted Uses.

A building may be erected or used and a lot may be used or occupied for any of the following uses and no other in accordance with the "Use Regulations" of Part 4:

- A. B1 – single-family detached dwelling.
- B. B2 – single-family detached off center.
- C. B3 – twin.
- D. B4 – duplex.
- E. B8 – residential conversion.
- F. C4 – library or museum.
- G. C6 – community center.
- H. C7 – day care center.
- I. C9 – Borough services.
- J. D1 – office.
- K. D2 – medical office.

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- L. E1 – retail shop.
- M. E2 – service business.
- N. E3 – financial establishment.
- O. E4 – sit down restaurant.
- P. E7 – funeral home or mortuary.
- Q. E8 – motel, hotel and inn.
- R. E9 – indoor entertainment facility.
- S. E10 – recreational facility.
- T. E11 – tavern.
- U. E12 – veterinary office or clinic.
- V. E22 – dwelling in combination with a business.
- W. E23 – pet day care and salon.
- X. E24 – kennel.
- Y. F1 – utilities.
- Z. F2 – emergency services.
- AA. F4 – cellular telecommunication services.
- BB. H1b – personal services.
- CC. H2 – residential accessory building structure or use.
- DD. H4 – accessory building dwelling unit.
- EE. H5 – nonresidential accessory building or structure.
- FF. H7 – temporary structure or use.
- GG. H8 – temporary community event.
- HH. H11 – telephone. Booth.

(Ord. 319-A, 3/21/2000, Art. 11, §114-96)

§27-1104. Conditional Uses.

A building may be erected or used and a lot may be used or occupied for any of the following uses and no other in accordance with the "Use Regulations" of Part 4 and the procedures set forth in §1809, "Conditional Uses":

- A. B5 – multiples.
- B. B6 – townhouse.
- C. E6 – repair shop.
- D. E8 – hotel, motel, inn.
- E. E18 – parking lot.
- F. F3 – terminal.
- G. H1c – instructional services.
- H. H1d – home crafts.
- I. H1g – repair services and other home occupations.
- J. H4 – accessory building dwelling unit.
- K. H5 – nonresidential accessory building or structure.
- L. H10 – bed and breakfast.
- M. H13 – drive-through.

(Ord. 319-A, 3/21/2000, Art. 11, §114-97)

§27-1105. Uses by Special Exception.

A building may be erected or used and a lot may be used or occupied for any of the following uses and no other in accordance with the "Use Regulations" of Part 4 and the procedures set forth in §27-180, "Special Exception":

- A. E5 – fast food restaurant.
- B. H1e – family day care.
- C. H4 – accessory building dwelling unit.

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- D. H5 – nonresidential accessory building or structure.

(Ord. 319-A, 3/21/2000, Art. 11, §114-98)

§27-1106. Area and Dimensional Regulations.

The following establishes the area and dimensional requirements for the Borough Core District except where greater or lesser requirements are established in Part 4, §27-407, in which case the requirements of §27-407 shall apply:

- A. Lot Area. Six thousand square feet minimum.
- B. Lot Width. Fifty feet minimum.
- C. Building Area. Forty-five percent.
- D. Front Yard. Thirty feet minimum.
- E. Side Yard. Five feet minimum. If there is only one side yard as per a lot shown in Figure 9, it shall be 10 feet.
- F. Rear Yard. Thirty feet minimum.
- G. Height. Structures not designed for human occupancy are governed by Part 5, §27-549.
- H. Density. Four dwelling units per acre maximum.
- I. Impervious Surface. Ninety percent maximum.
- J. Floor Area Ratio. One.

(Ord. 319-A, 3/21/2000, Art 11, §114-99)

§27-1107. Special Regulations.

In addition to the requirements of this Part a development proposed in this district shall comply with the applicable regulations contained in Part 4, "Use Regulations" and Part 5, "Performance Standards." All utilities, including electric, telephone, cable television and similar type installations shall be placed underground.

(Ord. 319-A, 3/21/2000, Art 11, §114-100)

§27-1108. [Reserved].

(Ord. 319-A, 3/21/2000, Art 11, §114-101)

