

PART 5

GENERAL BUSINESS AND OTHER ZONING DISTRICTS

§ 27-501. Designation of General Business and Other Zoning Districts and Purpose Statements. [Ord. No. 497, 1/8/2013]

See Table 5-1 in this section for the designations and purpose statements of the respective general business and other zoning districts which are shown on the Borough Zoning Map:

Table 5-1 General Business and Other Zoning Districts		
General Business and Other Zoning District Name	General Business and Other Zoning District Purpose Statement	Representative Image
Office Zoning District (O)	To provide a suitable environment for certain types of business and professional office uses and those uses which are compatible with and can be located within an established, traditional mixed-use community	
General Commercial Zoning District (GC)	To provide a suitable environment for a variety of general and automobile-oriented business and industrial uses and those uses which are compatible with and can be located within an established, traditional mixed-use community	

§ 27-502. Permitted Uses. [Ord. No. 497, 1/8/2013; as amended by Ord. No. 527, 10/26/2021]

See Table 5-2 in this section for the types of uses permitted in the respective general business and other zoning district as set forth by this chapter. Uses are divided into those permitted by right (P) (zoning decision by Zoning Officer); permitted by special exception (SE) (zoning decision by Zoning Hearing Board,) and permitted by conditional use (CU) (zoning decision by Borough Council). Many of the uses permitted by the above three categories must comply with certain criteria which are found in Part 11 of this chapter. The specific section numbers of Part 11 where the criteria are located are noted in the table. Uses not listed in the table below or identified by "N" shall specifically not be permitted in the applicable general business and other zoning districts:

Table 5-2 Permitted Uses - General Business and Other Zoning Districts			
Types of Uses	Office Zoning District (O)	General Commercial Zoning District (GC)	Section Reference for Specific Use Regulations
A.1 Commercial Uses			
Animal hospital	N	P	§ 27-1103
Art gallery	P	P	N/A
Automobile, boat, heavy equipment, mobile/manufactured home, recreational vehicle, and other similar motor vehicle rental/sales, repair/service, washing, and/or fuel/gas sales	N	P	§ 27-1103
Bank	P	P	N/A

Table 5-2 Permitted Uses - General Business and Other Zoning Districts			
Types of Uses	Office Zoning District (O)	General Commercial Zoning District (GC)	Section Reference for Specific Use Regulations
Beer and ale wholesale distribution	N	P	N/A
Commercial recreation, indoor	N	P	N/A
Commercial recreation, outdoor	N	P	§ 27-1103
Convenience store	N	P	§ 27-1103
Copy shop/business service	P	P	N/A
Craftsman/artisan studio	P	P	N/A
Farmer's/flea market, outdoor	N	P	§ 27-1103
Financial service, other	N	P	N/A
Food service	N	P	N/A
Funeral home	N	P	§ 27-1103
Heliport	N	P	N/A
Home improvement center, lumber sales, and building materials, sales	N	P	§ 27-1103
Hotel	N	P	N/A
Kennel, commercial	N	P	§ 27-1103
Laundry and dry-cleaning facility (personal)	N	P	N/A
Liquor store	N	P	N/A
Mini storage warehouse	N	P	§ 27-1103
Motel	N	P	N/A
Nightclub	N	CU	§ 27-1103
Office, business and professional	P	P	N/A
Office, medical	P	P	N/A
Parking lot/parking structure	P	P	§ 27-1103
Personal service	P	P	N/A
Restaurant	N	P	N/A
Retail business	N	P	N/A
School commercial	P	P	N/A
School, vocational	N	P	N/A
Sexually oriented businesses and/or related uses	N	SE	§ 27-1103
Shopping center, general	N	P	N/A
Tattoo parlor/body piercing	N	P	N/A
Tavern/bar	N	CU	§ 27-1103
Theater, indoor	N	P	N/A
Therapeutic massage facility	N	P	N/A
Veterinary office	P	P	N/A
A.2 Industrial Uses			
Automobile wrecking, junk, and scrap storage and sales	N	P	§ 27-1104
Industrial use, heavy	N	CU	N/A
Industrial use, light	N	P	N/A

Table 5-2 Permitted Uses - General Business and Other Zoning Districts			
Types of Uses	Office Zoning District (O)	General Commercial Zoning District (GC)	Section Reference for Specific Use Regulations
Laundry and dry-cleaning facility (industrial)	N	P	N/A
Mineral extraction	N	CU	§ 27-1104
Outdoor storage	N	P	Part 7
Research and development	P	P	N/A
Solid waste transfer facility	N	CU	N/A
Warehousing, distribution, and wholesaling	N	P	N/A
A.3 Institutional/Civic Uses			
Cemetery	N	P	§ 27-1105
Clinic, medical/urgent care	N	P	N/A
Clubhouse or lodge, private	P	P	§ 27-1105
Community center	N	P	N/A
Continuing care retirement facility	N	P	§ 27-1105
Day care, commercial	P	P	§ 27-1105
Emergency services	N	P	N/A
Government facility, other than municipal-owned use	P	P	N/A
Group care facility	N	P	§ 27-1105
Hospital	N	P	§ 27-1105
Library	N	P	N/A
Long-term care nursing home or personal care facility	N	P	§ 27-1105
Municipal-owned use	P	P	N/A
Park, playground, and other noncommercial outdoor recreational use	P	P	§ 27-1105
Place of worship	P	P	N/A
Post office	P	P	N/A
Public/private works facility	N	SE	§ 27-1105
Recycling collection point	N	P	N/A
School, public or private	P	P	N/A
Treatment center	N	CU	§ 27-1105
University/college	P	N	
A.4 Forestry/Agriculture Uses			
Agricultural operation	P	P	§ 27-1106
Community garden	P	P	§ 27-1106
Forestry (timber harvesting)	P	P	§ 27-1106
Plant nursery	N	P	N/A
B.5 Miscellaneous Uses			
Billboard	N	CU	Part 8
Nontower WCF	P	P	§ 27-1107
Tower-based WCF	N	CU	§ 27-1107
Small WCF	P	P	§ 27-1107

Table 5-2 Permitted Uses - General Business and Other Zoning Districts			
Types of Uses	Office Zoning District (O)	General Commercial Zoning District (GC)	Section Reference for Specific Use Regulations
B. Specific Accessory Uses			
Accessory apartment	N	N	§ 27-1108
Automated banking or postal facility	P	P	§ 27-1108
Community garden	P	P	§ 27-1108
Drive-through facility for permitted use	N	P	§ 27-1108
Heliport	N	P	N/A
Outdoor cafe/dining	N	P	§ 27-1108
Outside display and sales	N	P	§ 27-1108

- P Permitted by right (zoning decision by Zoning Officer)
- SE Permitted by special exception use (zoning decision by Zoning Hearing Board)
- CU Permitted by conditional use (zoning decision by Borough Council)
- N Not permitted

§ 27-503. Area and Design Requirements. [Ord. No. 497, 1/8/2013]

See Tables 5-3 through 5-4 in this section for the area and design requirements for all development activities and uses within the respective general business and other zoning districts. Additionally, to the maximum extent feasible, all development activities and uses shall respect, maintain, and be compatible with the predominant development pattern, context, and character features of the adjacent and nearby buildings/structures and development, including height, scale, setback, orientation, lot access, and off-street parking. Unless specifically listed in this section and Part 6 of this chapter relating to Edgewater Compatibility Overlay Zoning District (ECO), applicants for new development and uses may, and are strongly encouraged to, utilize the other building and development compatibility design guidelines and standards set forth in Part 6 of this chapter relating to Edgewater Compatibility Overlay Zoning District (ECO):

Table 5-3 Area and Design Requirements Office Zoning District (O)		
Area/Design Feature	Permitted Uses	
	All Uses (Unless Specifically Listed in Part 11)	Accessory Use or Structure (Other Than Specified Here and Elsewhere in this Chapter Including Part 7, Part 9, and Part 11 of this Chapter)
Net lot area (minimum)	5,000 square feet	Included as part of total minimum lot area for principal use
Lot width at lot frontage - interior (minimum)	50 feet	Included as part of total minimum lot width for principal use
Lot width at lot frontage - corner (minimum)	65 feet	Included as part of total minimum lot width for principal use

Table 5-3 Area and Design Requirements Office Zoning District (O)		
Area/Design Feature	Permitted Uses	
	All Uses (Unless Specifically Listed in Part 11)	Accessory Use or Structure (Other Than Specified Here and Elsewhere in this Chapter Including Part 7, Part 9, and Part 11 of this Chapter)
Setback - front (minimum)	20 feet	Included as part of the minimum front setback for the principal use
Setback - side (minimum)	15 feet each side, except 0 feet at the shared lot line of lawfully attached buildings or uses constructed with a shared common party wall and the written consent of the owner of the abutting lot and building	Included as part of the minimum side setback for the principal use
Setback - rear (minimum)	20 feet	Included as part of the minimum rear setback for the principal use
Impervious lot coverage (maximum)	75%	Included as part of total maximum impervious coverage for principal use
Vegetative coverage (minimum)	15%	Included as part of total minimum vegetative coverage for the principal use
Building height/structure height (maximum)	40 feet or 4 stories*	Not permitted to be higher than the principal structure

* The maximum height may be increased one additional story for each additional five feet that the structure is set back beyond each minimum required side and rear setback, to a maximum of five stories or 55 feet. However, the height may be raised to six stories or 65 feet if the first floor is solely used for parking and/or entrance lobbies to the upper floors, to include elevator areas and fire tower areas.

Table 5-4 Area and Design Requirements General Commercial Zoning District (GC)		
Area/Design Features	Permitted Uses	
	All Uses (Unless Specifically Listed in Part 11)	Accessory Use or Structure (Other Than Specified Here and Elsewhere This Chapter Including Part 7, Part 9, and Part 11 of This Chapter)
Net lot area (minimum)	5,000 square feet	Included as part of total minimum lot area for principal use
Lot width at lot frontage - interior (minimum)	50 feet	Included as part of total minimum lot width for principal use
Lot width at lot frontage - corner (minimum)	65 feet	Included as part of total minimum lot width for principal use
Setback - front (minimum)	20 feet	Included as part of the minimum front setback for the principal use
Setback - side (minimum)	15 feet each side, except 0 feet at the shared lot line of lawfully attached buildings or uses constructed with a shared common party wall and the written consent of the owner of the abutting lot and building	Included as part of the minimum side setback for the principal use
Setback - rear (minimum)	20 feet	Included as part of the minimum rear setback for the principal use

Table 5-4 Area and Design Requirements General Commercial Zoning District (GC)		
Area/Design Features	Permitted Uses	
	All Uses (Unless Specifically Listed in Part 11)	Accessory Use or Structure (Other Than Specified Here and Elsewhere This Chapter Including Part 7, Part 9, and Part 11 of This Chapter)
Impervious lot coverage (maximum)	75%	Included as part of total maximum impervious coverage for principal use
Vegetative coverage (minimum)	15%	Included as part of total minimum vegetative coverage for the principal use
Building height/structure height (maximum)	40 feet or 4 stories*	Not permitted to be higher than the principal structure

* The maximum height may be increased one additional story for each additional five feet that the structure is set back beyond each minimum required side and rear setback, to a maximum of five stories or 55 feet. However, the height may be raised to six stories or 65 feet if the first floor is solely used for parking and/or entrance lobbies to the upper floors, to include elevator areas and fire tower areas.

§ 27-504. Compliance with General Regulations and Specific Standards. [Ord. No. 497, 1/8/2013]

Additionally all development activities and uses within the respective general business and other zoning districts shall comply with all applicable general standards of this chapter, including but not limited to:

1. General regulations of Part 7 of this chapter;
2. Sign regulations of Part 8 of this chapter; and
3. Lot access, parking, and loading regulations of Part 9 of this chapter.

§ 27-505. Overlay Zoning Districts. [Ord. No. 497, 1/8/2013]

If located within or affected by the following overlay zoning districts, see Table 5-5 in this section, then development activities or uses within the respective general business and other zoning districts shall comply with the requirements of the applicable overlay zoning district provisions set forth in Part 6 of this chapter:

Table 5-5 Overlay Zoning Districts				
General Business and Other Zoning District	Overlay Zoning Districts			
	Floodplain Overlay Zoning District (FPO)	Airport Overlay Zoning District (APO)	Edgewater Compatibility Overlay Zoning District (ECO)	Heritage Conservation Overlay Zoning District (HCO)
Office Zoning District (O)	N/A	See § 27-603 of this chapter	N/A	N/A
General Commercial Zoning District (GC)	See § 27-602 of this chapter	See § 27-603 of this chapter	N/A	N/A