

Principal Use	Minimum Lot Area (sq. ft.)	Minimum Lot Width ¹⁰ (feet)	Maximum Land Coverage (%)		Maximum Building Height (feet)
			By Buildings	By Total Impervious Cover	
Duplex	4,500/d.u.	50	80	95	42
Single-family detached dwelling	5,000/d.u.	50	80	95	42
Single-family semi-detached dwelling	4,500/d.u.	35/d.u.	80	95	42
Townhouse	2,000/d.u.	20/d.u.	80	95	42
Garden apartment, low-rise apartment	1,500/d.u.	80	80	95	42
Any other use	5,000	40	80	95	42

7. **Minimum Yard Requirements.** Each of the following minimum yard requirements shall apply to each use in the Town Center District, except as specifically provided for in this Chapter:

Principal Use	Front Yard ¹¹ (feet)	Side Yard		Rear Yard (feet)
		One (feet)	Both (feet)	
Duplex	10	6	12	20
Single-family detached dwelling	10	6	12	20
Single-family semi-detac				
Townhouse	10	6*	-	20
Garden apartments, low-rise apartments	10	0	0	20
Any other use	10	0	0	20

(Ord. 983, 3/4/1992, §3.9)

§310. Neighborhood Commercial District (NC).

1. **Purpose.** The purposes of the Neighborhood Commercial District are to provide areas with adequate parking and loading facilities, internal traffic circulation and safe ingress and egress to the public street system for commercial and business uses that are compatible with the existing uses in the area.
2. **Uses Permitted by Right.** Each of the following principal uses and their accessory uses are permitted by right in the Neighborhood Commercial District by the Zon-

¹⁰ Per dwelling unit.

¹¹ For only the end dwelling units.

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ing Officer; provided, that the use type, dimensional and all other applicable requirements of this Part are satisfied:

- A. Bank.
- B. Boardinghouse.
- C. Commercial services.
- D. Day care center.

- F. Laundromat.
- G. General merchandise store.
- H. Health club.
- I. Hotel.
- J. Medical equipment retail store.
- K. Medical office.
- L. Nursery school.
- M. Nursing home.
- N. Office.
- O. Park.
- P. Personal service.
- Q. Professional office.
- R. Restaurant.
- S. Retail store.
- T. Rooming/boardinghouse. [See §315 for additional requirements.]
- U. Single-family detached dwelling.
- V. Single-family semi-detached dwelling.
- W. Tavern.

- X. Tennis club. [See §315 for additional requirements. Site plan review required (see §408).]
 - Y. Transit station.
 - Z. Pharmacy.
 - AA. Printing and publishing.
 - BB. Recycling collection center as a principal or accessory use. [See §315 for additional requirements. Site plan review required (see §408).]
 - CC. Up to two apartments located on the second or third floor above a nonresidential use on the first floor.
3. Special Exception Uses. Each of the following principal uses and their accessory uses may be permitted in the Neighborhood Commercial District by the Zoning Hearing Board in accordance with the standards contained in §316 of this Part:
- A. Cemetery.
 - B. Church.
 - C. Membership club.
 - D. Planned development. [See §316(1)(C).]
 - E. Arcade
 - F. Garden apartment.
 - G. Low-rise apartment.
 - H. Townhouse.
 - I. Conversion of building into three or more dwelling units.
4. Conditional Uses. Each of the following principal uses and their accessory uses may be permitted in the Neighborhood Commercial District by Borough Council in accordance with the standards contained in §317 of this Part:
- A. Fire station.
 - B. Library.
 - C. Public utility building, substation.

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- D. Retail center.
 - E. School.
 - F. Community center.
5. Accessory Uses.
- A. Each accessory use in the Neighborhood Commercial District shall comply with the minimum yard requirements of §310(7), except as specifically provided for in this Part.
 - B. Each of the following accessory uses shall be permitted in the Neighborhood Commercial District only if such use complies with the relevant standards contained in §318 of this Part:
 - (1) Arcade (accessory).
 - (2) Commercial outdoor storage or display.
 - (3) Dish antenna.
 - (4) Garage sales.
 - (5) Home occupation.
 - (6) Keeping animals or fowl.
 - (7) Noncommercial swimming pool.
 - (8) Residential accessory structure or display.
 - (9) Solar energy system.
 - (10) Temporary structure or use.
 - (11) Tennis court.
 - (12) Windmill.
 - (13) Flea market.
6. Lot Area, Width, Building Coverage, and Height Regulations. Each of the following dimensional requirements shall apply to each use in the Neighborhood Commercial District, except as specifically provided for in this Chapter:

Principal Use	Minimum Lot Area (sq. ft.)	Minimum Lot Width ¹² (feet)	Maximum Land Coverage (%)		Maximum Building Height (feet)
			By Buildings	By Total Impervious Cover	
Any use	3,000	30	80	90	42

7. Minimum Yard Requirements. Each of the following minimum yard requirements shall apply to each use in the Neighborhood Commercial District, except as specifically provided for in this Chapter:

Principal Use	Front Yard ¹³ (feet)	Side Yard		Rear Yard (feet)
		One (feet)	Both (feet)	
Any use	10	10	10	20

(Ord. 983, 3/4/1992, §3.10; as amended by Ord. 992, 3/3/1993, §5; and by Ord. 1053, 9/1/1999, §1F)

§311. Highway Commercial District (HC).

1. Purpose. The purposes of the Highway Commercial District are to provide areas with adequate parking and loading facilities, internal traffic circulation and safe ingress and egress to the public street system for commercial and business uses that require location along well-traveled highways.
2. Uses Permitted by Right. Each of the following principal uses and their accessory uses are permitted by right in the Highway Commercial District by the Zoning Officer; provided that the use type, dimensional and all other applicable requirements of this Part are satisfied:
 - A. Animal hospital. [See §315 for additional requirements.]
 - B. Arcade.
 - C. Auction house.
 - D. Auto/boat/recreational vehicle sales.
 - E. Auto gas station.
 - F. Auto service station.

¹² Per dwelling unit for residential uses.

¹³ The depth at which the minimum lot width shall be measured.