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## Part 4

## Commercial District Regulations

§400. Statement of Intent. The purpose of establishing the following commercial district is to provide within the Borough of Trainer, a full range of commercial activities needed by Borough residents, employees and visitors in appropriate locations and accessible to all. It is also the intent of this district to encourage a sound environment for maintenance and expansion of job opportunities as well as to stabilize the tax base. It is further the intent of this Part 4 to provide these commercial facilities in locations and configurations which are served by mass transit and by the regional highway system and in locations which will not permit incompatible relationships of uses and which will not permit encroachment upon sound residential environments of the Borough and which are consistent with the Comprehensive Plan. (Ord. 530, 9/8/1983, \$400)

§401. B-Business District.

## 1. Use Regulations -

## A. Permitted Uses -

- (1) All uses permitted in the R-2 General Residence District.
- (2) Retail store.
- (3) Office, bank or other financial institution or telephone exchange.
- (4) Commercial service shops such as plumbing, heating, electric, air conditioning, upholstery, printing shops and other similar shops.
- (5) Restaurant
- (6) Railway or motor transport freight station.
- (7) Personal service shops such as tailoring, shoe repairing, barber, beauty shop, jewelry repair, watch and clock repair, etc.
- (8) Hotel or motel.
- (9) Funeral home.

## B. Accessory Uses -

- (1) Uses customarily accessory to and incidental to the above permitted uses.
- (2) Signs as permitted in Section 605.
- (3) Garage or parking space.

C. Uses permitted as a Special Exception by the Zoning Hearing Board.

(27, §401(C), cont'd)

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Theater, ballroom, dancehall, or other places of amusement or commercial recreation, but not including adult entertainment uses. All such uses permitted by special exception are subject to the requirement that adequate off-street parking shall be provided and that adequate screening from residences shall be provided. [Ord. 645]

D. Prohibited Uses -

(1) No new auto-related retail operations for the sale of new, salvaged, recycled, used or rebuilt auto parts shall be permitted.

(2) No auto-related retail operation which is exclusively for the sale of gasoline on a self-service basis shall be permitted.

(3) No adult entertainment uses shall be permitted. [Ord.

645]

2. Lot Area - There shall be no minimum lot area for uses within the B-District except that residential use or a combined commercial and residential use shall have a lot area of not less than three thousand (3,000) square feet.

3. Lot Width - Lot width shall be dictated by the use and other requirements of this Chapter.

4. Street Frontage - Street frontage shall be dictated by the use and other requirements of this Chapter.

5. Height - A minimum of three (3) stories or thirty-five feet (35') whichever is less.

6. Front Yard - A front yard is not required, except when the B-Business use is in the same block frontage with a residential use, the business shall then be set back a distance at least equal to that of the residential use.

7. Rear yard - A rear yard is not required; where a rear yard is provided it shall be at least five feet (5') in depth.

8. Side Yard - Side yards are not required; where a side yard is provided it shall be at least five feet (5') in width.

9. Coverage - Coverage may be one-hundred percent (100%), except that in meeting all other requirements of this Chapter the coverage by buildings may have to be reduced.

10. Space Between Buildings - For a business use or uses consisting of two or more buildings in one group there shall be a minimum of twenty-five feet (25') of open space between the fronts, sides and rears of the buildings within the group.

11. Parking and Loading - Parking and loading shall be provided in accordance with requirements contained in Section 603.

12. Approval of Site Plans - Site plans shall be prepared and submitted in accordance with §705.

(Ord. 530, 9/8/1983, §401; as amended by Ord. 645, 7/11/2002, Arts. III, IV)