

Chapter 27. Zoning

Part 3. ZONING DISTRICTS AND USE REGULATIONS

§ 311. Highway Commercial District (HC).

[Ord. 983, 3/4/1992, § 3.11; as amended by Ord. 992, 3/3/1993, § 6; and by Ord. 1147, 12/3/2008]

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.
[Amended by Ord. 1215, 4/6/2016]
 - B. Arcade.
 - C. Auction house.
 - D. Auto/boat/recreational vehicle sales.
 - E. Auto gas station.
 - F. Auto service station.
 - G. Auto repair garage.
[Amended by Ord. 1215, 4/6/2016]
 - H. Bank.
 - I. Bowling alley.
 - J. Car wash. [Site plan review required (see § 408).]
 - K. Day-care center.
 - L. Farmers' market.
 - M. Restaurant, fast-food.
[Amended by Ord. 1215, 4/6/2016]
 - N. General merchandise store. [Site plan review required (see § 408).]
 - O. Health club.
 - P. Hotel (motel). [Site plan review required (see § 408).]
 - Q. Indoor theater. [Site plan review required (see § 408).]
 - R. Laundry, laundromat.

- S. Medical equipment retail store.
- T. Medical office.
- U. Membership club.
- V. Miniature golf course. [Site plan review required (see § 408).]
- W. Nursery.
- X. Nursery school.
- Y. Office.
- Z. Park.
- AA. Personal services.
- BB. Professional office.
- CC. Restaurant, standard.
[Amended by Ord. 1215, 4/6/2016]
- DD. Retail center. [Site plan review required (see § 408).]
- EE. Retail store.
- FF. Tavern.
- GG. Tennis club. [Site plan review required (see § 408).]
[Amended by Ord. 1215, 4/6/2016]
- HH. Pharmacy.
- II. Transit station.
- JJ. Printing and publishing.
- KK. Commercial services.
- LL. Single-family detached dwelling.
- MM. Recycling collection center as a principal or accessory use. [Site plan review required (see § 408).]
[Amended by Ord. 1215, 4/6/2016]
- NN. (Reserved)^[1]
[1] *Editor's Note: Former Subsection 2NN, No-impact home-based business, added 2/6/2013 by Ord. 1198, was repealed 4/6/2016 by Ord. 1215.*
- OO. Municipal use.
[Added by Ord. 1198, 2/6/2013]
- PP. Restaurant, food take-out establishment.
[Amended by Ord. 1215, 4/6/2016]
- QQ. Studio.
[Added by Ord. 1215, 4/6/2016]
- RR. Vocational school.
[Added by Ord. 1215, 4/6/2016]
- SS. Kennel.
[Added by Ord. 1215, 4/6/2016]

3. Special Exception Uses. Each of the following principal uses and their accessory uses may be permitted in the Highway Commercial District by the Zoning Hearing Board in accordance with the standards contained

in § 316 of this Part:

- A. Mobile home sales.
- B. Planned development. (See § 316, Subsection 1C.)
- C. (Reserved)^[2]
[2] *Editor's Note: Former Subsection 3C, Research laboratory, was repealed 4/6/2016 by Ord. 1215.*
- D. Warehouse only in conjunction with a permitted principal use on the same lot.
[Amended by Ord. 1215, 4/6/2016]
- E. Wholesale trade.
- F. Adult-oriented establishment.
- G. Massage parlor. (See § 316, Subsection 1C.)
- H. Telecommunication facility. (See § 316, Subsection 1C.)
[Amended by Ord. 1215, 4/6/2016]

4. **Conditional Uses.** Each of the following principal uses and their accessory uses may be permitted in the Highway Commercial District by Borough Council in accordance with the standards contained in § 317 of this Part:

- A. Fire station.
- B. Public utility building, substation.
- C. Flea market.
[Added by Ord. 1215, 4/6/2016]

5. **Accessory Uses.**

- A. Each accessory use in the Highway Commercial District shall comply with the minimum yard requirements of § 311, Subsection 7, except as specifically provided for in this chapter.
- B. Each of the following accessory uses shall be permitted in the Highway 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) Solar energy system.
- (5) Temporary structure or use.
- (6) Windmill.
- (7) Seasonal roadside produce market.
- (8) No-impact home-based business.
[Added by Ord. 1215, 4/6/2016]
- (9) Outdoor eating accessory to restaurant.
[Added by Ord. 1215, 4/6/2016]

6. **Lot Area, Width, Building Coverage, and Height Regulations.** Each of the following dimensional requirements shall apply to each use in the Highway Commercial District, except as specifically provided for in this chapter:

Principal Use	Minimum Lot Area ¹ (square feet)	Minimum Lot Width ² (feet)	Maximum Land Coverage		Maximum Building Height (feet)
			By Buildings	By Total Impervious Cover	
Any use	12,000	80	40%	90%	42

NOTES:

¹ Per dwelling unit for residential use.

² Measured at the minimum front yard listed in § 311, Subsection 7, for the particular use.

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

Principal Use	Front Yard ¹ (feet)	Side Yard		Rear Yard (feet)
		One (feet)	Both (feet)	
Any use	30	10	20	25

NOTES:

¹ The depth at which the minimum lot width shall be measured.