

*Borough of Pen Argyl, PA
Wednesday, April 1, 2026*

Chapter 108. Zoning

Article VI. Nonresidential Districts

§ 108-20. GB General Business District.

A. Permitted uses. The following permitted uses shall be allowed in the GB District:

- (1) Retail store or shop.
- (2) Business office or office building, studio or agency, such as insurance or real estate office, bank or other financial institution.
- (3) Professional offices, medical and dental clinics.
- (4) Barber shop, beauty shop, self-service laundry or dry-cleaning establishments, tailor or dressmaking shop or other personal service store or shop.
- (5) General servicing or repair shop, such as watch, clock, radio, television or other home appliance repair.
- (6) Restaurant, cafe, tavern or other place serving food and beverage.
- (7) Membership club.
- (8) Church, Sunday school or other place of worship.
- (9) Place of amusement such as bowling lanes, miniature golf course or theater other than an outdoor drive-in theater.
- (10) Printing or publishing establishment.
- (11) Automobiles or machinery sales with accessory service facilities, exclusive of unroofed storage of motor vehicles or machinery.
- (12) Hotel, motel or boarding house.
- (13) Upper floor apartments, including single-family, two-family and multiple-family uses, provided that the dwelling units are located on the second floor and above and not on the ground floor or underground floor of a building, and provided that the building and apartment units comply with all applicable provisions of Borough and state health and safety codes and ordinances.
- (14) Parks and play areas.
- (15) Art gallery or museum.
- (16) Funeral home.
- (17) Parking garage.
- (18) Child day-care center, pursuant to § **108-25H**.

B. Accessory uses. The following accessory uses shall be permitted in the GB District:

- (1) Customary accessory uses and structures, including street lamps, fountains, planter boxes, benches and other similar street furniture.
 - (2) Public off-street parking areas pursuant to the applicable provisions of § 108-26A.
 - (3) Private garage or private parking area pursuant to the applicable provisions of § 108-24B.
 - (4) Signs, pursuant to the provisions of § 108-27.
- C. Special exception uses. The following uses are permissible subject to Zoning Hearing Board approval pursuant to § 108-36:
- (1) Community center complex, public library, municipal building, fire or police station.
 - (2) Hospital, convalescent home or other similar use.
 - (3) Filling station.
 - (4) Car washing station or public garage.
 - (5) Bus passenger station or taxi station.
 - (6) Public utility building, structure or facility.
 - (7) Outdoor storage of automobiles or machinery for sale, except junked automobiles or machinery.
 - (8) Open air retail sales establishments for agricultural or horticultural products.
 - (9) Open front stores arranged and designed for the purpose of making sales to persons on the public street or sidewalk.
 - (10) Conversion of existing buildings into apartments.
 - (11) Limousine service base.
 - (12) Bed-and-breakfast.
[Added 12-14-2000 by Ord. No. 559, approved 12-14-2000]

D. Lot area, width, building coverage and height regulations in the GB District shall be as follows:

	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Building Coverage of Lot	Maximum Building Height (feet)
Hotel, motel boardinghouse	1,000 per bedroom	100	40%	40
All other permitted uses	7,800	60	60%	40

E. Minimum yard requirements in the GB District shall be as follows:

	Front Yard	One Side Yard (feet)	Both Sides Total Width	Side Yard With Abutting Street (feet)	Rear Yard (feet)
Hotel, motel boardinghouse	None required	8 1/2	the height of the structure	10	25
All other permitted uses	None required	None required	None required	10	10

F. Site plan approval shall be required for the following uses:

- (1) Permitted uses listed in this district pursuant to the provisions of § **108-19**.
- (2) Special exception uses pursuant to the provisions of § **108-36**.