

§ 245-11. C-C Core Commercial District.

- A. Purpose statement. The purpose of this district is to preserve the Borough's downtown business district and to promote its revitalization; to provide retail, shopping, entertainment and services to residents of the Borough and surrounding communities; to take advantage of the regional traffic traversing the Borough enroute to the Beaver Valley Mall; and to develop a market niche complementary to the regional mall businesses.
- B. Permitted uses by right. In the C-C Core Commercial, District only the following uses shall be authorized as permitted uses by right:
- (1) Principal uses:
- (a) Antiques, interior decorating.
 - (b) Apparel and accessories store.
 - (c) Appliance or home furnishing store.
 - (d) Art, book, stationery store.
 - (e) Art, music or photography studio.
 - (f) Bakery, retail.
 - (g) Bar or tavern.
 - (h) Beverage distributor.
 - (i) Bicycle and pedestrian trails.
 - (j) Business or professional offices.
 - (k) Business services.
 - (l) Candy or ice cream store.
 - (m) Card and gift shop.
 - (n) Commercial indoor recreation.
 - (o) Commercial school.
 - (p) Communications antenna mounted on an existing building, subject to § 245-45.
 - (q) Communications antenna mounted on an existing public utility storage or transmission structure, subject to § 245-45.
 - (r) Convenience store.
 - (s) Custom print shop.
 - (t) Day-care center.
 - (u) Day spa.
 - (v) Delicatessen.
 - (w) Drugstore.
 - (x) Dry-cleaning pick-up store.
 - (y) Educational studio.

- (z) Essential services.
- (aa) Financial institution.
- (bb) Fire and emergency medical services.
- (cc) Florist shop, excluding greenhouse.
- (dd) General merchandise store.
- (ee) Grocery store.
- (ff) Hardware store.
- (gg) Health club.
- (hh) Hobby shop.
- (ii) Hotel or motel.
- (jj) Laundromat.
- (kk) Libraries.
- (ll) Medical clinic.
- (mm) Museums.
- (nn) Newsstand.
- (oo) Other retail stores not specifically listed in this § **245-11B(1)**.
- (pp) Outdoor cafe, subject to § **245-48**.
- (qq) Personal services.
- (rr) Pet grooming.
- (ss) Pet services.
- (tt) Private club.
- (uu) Public buildings.
- (vv) Public parking garage, subject to § **245-20**.
- (ww) Public parking lot, subject to § **245-20**.
- (xx) Public recreation.
- (yy) Restaurant, carry-out.
- (zz) Restaurant, fast-food.
- (aaa) Restaurant, sit-down.
- (bbb) Veterinary clinic.
- (ccc) Video store, excluding adult video store.
- (2) Accessory uses:
 - (a) Drive-through facilities, subject to § **245-46**.
 - (b) Historic markers.
 - (c) Monuments, statuary.

- (d) Off-street parking and loading, subject to Article V.
 - (e) Private garages.
 - (f) Signs, subject to Article VI.
 - (g) Small wind energy systems, subject to § 245-49.
 - (h) Other accessory uses customarily incidental to and on the same lot with any permitted use, use by special exception or conditional use authorized in this district.
- C. Uses by special exception. In the C-C Core Commercial District, only the following uses by special exception shall be authorized, subject to approval by the Zoning Hearing Board:
- (1) Principal uses:
 - (a) Apartment in combination with business, subject to § 245-61B.
 - (b) Comparable uses not specifically listed, subject to § 245-61F.
 - (c) Funeral home, subject to § 245-61L.
 - (d) Personal care boarding home, subject to § 245-61N.
 - (e) Repair shop, subject to § 245-61X.
 - (f) Service station, subject to § 245-61AA.
 - (g) Temporary use or structure, subject to § 245-61EE.
 - (h) Vehicle accessories sales and installation, subject to 245-61FF.
 - (i) Vehicle rental, sales and service, subject to § 245-61GG.
 - (j) Vehicle repair shop, subject to § 245-61HH.
 - (2) Accessory uses:
 - (a) Off-site parking, subject to § 245-61T.
 - (b) Outdoor sales, subject to § 245-61U.
- D. Conditional uses. In the C-C Core Commercial, District only the following uses shall be authorized, subject to approval by Borough Council:
- (1) Principal uses: none.
 - (2) Accessory uses: none.
- E. Area and bulk regulations. In the C-C Core Commercial District, all uses shall be subject to the following regulations except as they may be modified by the express standards and criteria for the specific uses by special exception or conditional uses contained in § 245-61:
- (1) Minimum lot area requirement: 1,500 square feet.
 - (2) Minimum lot width requirement: 20 feet.
 - (3) Minimum front yard: none required.
 - (4) Minimum side yard requirement: none required.
 - (5) Minimum rear yard requirement:
 - (a) Adjoining existing alleys of record: 30 feet from the center line of the alley.
 - (b) All others: none required.

(6) Maximum building height:

(a) Essential services:

- [1] Underground with aboveground accessory structures: same as all accessory structures.
- [2] Buildings: four stories, not to exceed 50 feet.
- [3] Aboveground, other than buildings:
 - [a] Storage or transmission towers: 150 feet.
 - [b] All others: 50 feet.

(b) All other principal structures: four stories, not to exceed 50 feet.

(c) All accessory structures: 20 feet.

(7) Maximum lot coverage: none required, except as necessary to meet the requirements of this chapter to provide off-street parking and loading.

F. Off-street parking requirements: see Article V.

G. Signs: see Article VI.

§ 245-12. PROD Planned River-Oriented Development District.

A. Purpose statement. The purpose of this district is to promote the private redevelopment of properties for higher-density residential use in an area of the Borough that has easy access to the river and the Borough's business district and to take advantage of views of the river, the recreational opportunities afforded by the river and the pump station, as well as the shopping and services available within walking distance in the business district.

B. Permitted uses by right. In the PROD Planned River-Oriented Development District, only the following uses shall be authorized as permitted uses by right:

(1) Principal uses:

- (a) Bicycle and pedestrian trails.
- (b) Churches.
- (c) Communications antenna mounted on an existing building, subject to § 245-45.
- (d) Communications antenna mounted on an existing public utility storage or transmission structure, subject to § 245-45.
- (e) Duplexes existing on January 1, 2010.
- (f) Essential services.
- (g) Noncommercial recreation.
- (h) Public buildings.
- (i) Public recreation.
- (j) Single-family dwellings existing on January 1, 2010.

(2) Accessory uses:

- (a) Fences, subject to § 245-32.