

PART 11

“C-G” COMMERCIAL GENERAL ZONING DISTRICT

Section 1100. Purpose

This zoning district is generally comprised of an area in the Borough providing for a wider range of automobile-oriented and automobile-dominated commercial activity and related uses than permitted in the Central Business District (CBD). The purpose of this zoning district is to augment the CBD by providing for more intense establishments generally requiring additional street frontage while also protecting the safe usage of streets.

Section 1101. Permitted Uses By Right

A. See Table 6-3 in Section 605.

Section 1102. Uses Permitted by Conditional Use or Special Exception

A. See Table 6-3 in Section 605.

Section 1103. Area and Design Requirements

Use	Minimum Lot Area	Minimum Lot Width at Lot Frontage	Maximum Permitted Impervious Lot Coverage / Minimum Vegetative Coverage	Building Setbacks			Maximum Permitted Building Height
				Minimum Front	Minimum Side	Minimum Rear	
Permitted uses	Shall based on size of the buildings, required setbacks, coverage, parking, loading/unloading, and other applicable standards including stormwater management requirements of Chapter 22 the Highspire SALDO		85% Impervious / 10% Vegetative	25 ft.	5 ft. *, except 0 ft. at the shared lot line of lawfully attached buildings or uses constructed with a shared common party wall and the written consent of the owner of the abutting lot and building.	25 ft.	65 ft. **

Use	Minimum Lot Area	Minimum Lot Width at Lot Frontage	Maximum Permitted Impervious Lot Coverage / Minimum Vegetative Coverage	Building Setbacks			Maximum Permitted Building Height
				Minimum Front	Minimum Side	Minimum Rear	
Accessory use or structure	N/A	N/A	N/A	Not permitted to be located between the principal building and the public street	10 ft.	10 ft.	Not higher than the principal building

* Twenty-five (25) feet when abutting property in the R-L and R-M zoning districts or existing residential use in the MN/C zoning district.

** Except that for uses and structures abutting a residential use/district, for every one (1) foot higher than thirty-five (35) feet, the use or structure must be setback an additional one (1) foot beyond the required minimum setback.

Section 1104. Compliance with General Regulations

All uses shall comply with all applicable General Regulations contained within Part 4 of this Chapter, as well as:

1. Part 18 Signs
2. Part 19 Lot Access, Parking, and Loading Regulations.

Section 1105. Overlay Districts

If located within or affected by the following overlay districts, development or uses shall meet the requirements of the applicable overlay provisions in accordance with:

1. Part 15 FP Floodplain Overlay District Regulations
2. Part 17 APZ Airport Zoning Overlay District Regulations.