Part 6
CENTRAL BUSINESS DISTRICT

§ 27-601. Purpose of the Central Business District. [Ord. No. 688, 6/4/2018]

The purpose of the Central Business District is to identify and protect the historic core commercial center of the Borough. The area is predominately utilized for retail, restaurant, office and other commercial enterprises. This district is intensely developed with a strong pedestrian orientation. Residential and office uses shall be favored on the upper floors of multiple story buildings.

§ 27-602. Use Regulations for the Central Business District. [Ord. No. 688, 6/4/2018]

1. Permitted Uses.

   Accessory use or structure (see supplemental regulation in Part 14)

   Bed-and-breakfast inn (see supplemental regulation in Part 15)

   Communications antennas and equipment buildings (see supplemental regulations in Part 15)

   Communication tower height less than 100 feet (see supplemental regulations in Part 15)

   Essential service (no zoning permit required)

   Financial offices

   Forestry activities (no zoning permit required)

   Home occupation (see supplemental regulations in Part 15)

   Indoor recreation/entertainment facility

   Medical office buildings

   No impact home-based business

   Professional offices

   Restaurant

   Retail - neighborhood, convenience and specialty

   Services, business and personal

   Wholesale

2. Special Exception Uses (Reserved)

3. Conditional Uses (criteria found in Part 15).

   Animal hospital

   Body piercing shop/parlor

   Day-care center

   Dwelling, multiple-family

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Hospital, hospital administration and support uses

Motel/hotel

Parking lot or parking garage (see supplemental regulations in Part 14 for off-street parking and loading)

Public or semi-public use, public service facility

Restaurant, drive-through

Retail, requiring off-street parking

Short-term rentals

Tattoo shop/parlor

Vape/vapor shop

§ 27-603. Height and Coverage Regulations. [Ord. No. 688, 6/4/2018]

1. Maximum building coverage: 80% of lot area.
2. Maximum impervious surface: 100% of lot area.
3. Maximum building height: 55 feet.

§ 27-604. Density, Area and Dimension Standards. [Ord. No. 688, 6/4/2018]

1. All Uses.
   - A. Minimum lot area: 6,000 square feet.
   - B. Minimum lot width: 60 feet.
   - C. Minimum building lines.
     - (1) Front: zero feet.
     - (2) Side: zero feet.
     - (3) Rear: zero feet.

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