

Chapter 205. Zoning

Article IV. Zoning Districts

§ 205-9. Establishment and description of districts.

A For the purpose of implementing the community development objectives of this chapter, the following zoning districts are hereby established

R-1	Low-Density Residential District
R-2	Moderate-Density Residential District
T-C	Town Center Commercial District
H-C	Highway Commercial District
I-M	Industrial/Manufacturing District

B The districts and district requirements are delineated in this article

§ 205-10. R-1 Low-Density Residential District.

The purpose of the Low-Density Residential District is to protect existing residential areas from incompatible land uses and to provide for the continuation of relatively low-density residential development. The district also provides for certain public and semipublic uses considered necessary to the general welfare of the district. Uses that would substantially interfere with the principle uses are discouraged.

A. Permitted uses. The following are permitted uses in the R-1 District:

- (1) Single-family detached dwellings.
- (2) Two-family detached dwellings.
- (3) Houses of worship, convent, rectory, parsonage or other incidental structures.
- (4) Public uses.
- (5) Cemeteries and necessary incidental structures.
- (6) Essential services.
- (7) Accessory buildings and uses on the same lot with and incidental to any of the above uses.
- (8) Forestry.
- (9) No-impact home-based business.

B Special exception uses. The following require special exceptions in accordance with Article VI of this chapter, and are subject to review and action by the Zoning Hearing Board:

- (1) Educational and philanthropic facilities (public and private)
 - (2) Day-care facilities (child and adult) subject to appropriate state regulations.
 - (3) Home occupations.
 - (4) Funeral homes
 - (5) Group homes
 - (6) Bed-and-breakfast inns.
 - (7) Hospitals
 - (8) Accessory buildings and uses on the same lot with and incidental to approved special exception uses in this subsection.
- C Conditional uses The following require conditional uses in accordance with Article **VI** of this chapter, and are subject to review and action by the Borough Council
- (1) Neighborhood convenience commercial.
 - (2) Accessory buildings and uses on the same lot with and incidental to approved conditional uses in this subsection.
- D Area. The minimum lot area for uses within the R-1 District are as follows:
- (1) Single-family dwelling 7,500 square feet.
 - (2) Other dwellings. 5,000 square feet, except 3,750 square feet per dwelling unit for two-story structures
 - (3) Other uses 15,000 square feet or minimum required to meet off-street parking and other requirements, whichever is greater
- E Minimum lot width. The minimum lot width within the R-1 District at setback is as follows:
- (1) Single-family detached and two-family dwellings 75 feet.
 - (2) Bed-and-breakfast inn 75 feet
 - (3) Other uses 150 feet
- F Lot coverage All buildings, including accessory buildings/structures, shall not cover more than 30% of the lot.
- G. Setback. The minimum distance from the right-of-way or property line is as follows:
- (1) Front yard.
 - (a) Principal building. 30 feet
 - (2) Side yard.
 - (a) Interior lot.
 - [1] Principal building. Each lot shall have two side yards with each being a minimum of 20% of the lot width up to a maximum of eight feet.
 - (b) Corner lot
 - [1] Principal building side yard facing street shall be 1 1/2 that required for an interior lot.
 - [2] Swimming pool six feet

- [3] Accessory building (other): three feet (for accessory buildings having an area of 100 square feet or less)
 - [4] Decks the side setbacks formed by the existing principal building
- (3) Rear yard
- (a) Principal building. 20 feet
 - (b) Swimming pool six feet
 - (c) Accessory building
 - [1] Three feet for accessory buildings having an area of 100 square feet or less
 - [2] Ten feet for accessory buildings having an area of greater than 100 square feet.
 - (d) Decks three feet
- H. Height The maximum height of buildings within the R-1 District is 35 feet.
- I Off-street parking Shall be provided as under § **205-33**.
- J Building area The building area of any lot shall provide at least 1,000 square feet of gross floor area on the first floor of a one-story house or within the perimeter of a split-level house and at least 700 square feet of gross floor area on the first floor of a two-story house

§ 205-11. R-2 Moderate-Density Residential District.

The Moderate-Density Residential District is intended to protect existing residential areas from incompatible land uses and to provide primarily for single-family and two-family housing at moderate densities. Certain public and semipublic uses are also provided for in this district.

- A. Permitted uses The following are permitted uses in the R-2 District.
- (1) Single-family detached dwellings
 - (2) Two-family detached dwellings.
 - (3) Conversion of single-family detached dwellings into conversion apartments.
 - (4) Hospital
 - (5) Public uses
 - (6) Educational and philanthropic facilities (public and private)
 - (7) Group homes
 - (8) Essential services
 - (9) Accessory buildings and uses on the same lot with and incidental to any of the above uses
 - (10) Forestry
 - (11) No-impact home-based businesses
- B. Special exception uses The following require special exceptions in accordance with Article **VI** of this chapter, and are subject to review and action by the Zoning Hearing Board
- (1) Private clubs and fraternal organizations.
 - (2) Day-care facilities (child and adult) subject to appropriate state regulations.

- (3) Home occupations
 - (4) Funeral homes.
 - (5) Personal-care homes
 - (6) Nursing homes
 - (7) Bed-and-breakfast inns
 - (8) Multifamily dwellings.
 - (9) Accessory buildings and uses on the same lot with and incidental to approved special exception uses in this subsection.
- C Conditional uses The following require conditional uses in accordance with Article **VI** of this chapter, and are subject to review and action by the Borough Council.
- (1) Neighborhood convenience commercial in a freestanding building or on first floor of a multifamily building
 - (2) Mobile home park
 - (3) Accessory buildings and uses on the same lot with and incidental to approved conditional uses in this subsection
- D Area. The minimum lot area for uses within the R-2 District are as follows
- (1) Single-family dwelling 4,500 square feet.
 - (2) Two-family dwellings. 3,000 square feet per dwelling unit.
 - (3) Multifamily dwellings
 - (a) One story 2,000 square feet per dwelling unit.
 - (b) Two stories: 1,500 square feet per dwelling unit
 - (c) Three stories 1,500 square feet per dwelling unit
 - (d) Four stories and higher: 1,000 square feet per dwelling unit
 - (4) Other uses: 9,000 square feet or minimum required to meet off-street parking and other requirements, whichever is greater
- E. Minimum lot width. The minimum lot width within the R-2 District at setback is as follows.
- (1) Single-family detached: 45 feet
 - (2) Two-family dwellings. 60 feet
 - (3) Other uses: 90 feet
- F Lot coverage. All buildings, including accessory buildings/structures, shall not cover more than 40% of the lot
- G. Setback The minimum distance from the right-of-way or property line is as follows:
- (1) Front yard (interior lot).
 - (a) Principal building
 - [1] Fifteen feet in cases where no principal buildings are on abutting lots
 - [2] The shallower of the setback of the principal buildings on abutting lots

(2) Side yard

(a) Interior lot.

[1] Principal building. Each lot shall have two side yards with each being a minimum of 20% of the lot width up to a maximum of eight feet

(b) Corner lot

[1] Principal building Side yard facing street shall be 1 1/2 that required for an interior lot

[2] Swimming pool six feet.

[3] Accessory building (other). three feet (for accessory buildings having an area of 100 square feet or less)

[4] Decks. the side setbacks formed by the existing principal building

(3) Rear yard

(a) Principal building. 20 feet

(b) Swimming pool six feet

(c) Accessory building

[1] Three feet for accessory buildings having an area of 100 square feet or less.

[2] Ten feet for accessory buildings having an area of greater than 100 square feet

(d) Decks. three feet

H. Height The maximum height of buildings within the R-1 District is 35 feet

I Off-street parking shall be provided as under § **205-33**.

J. Building area. The building area of any lot shall provide at least 900 square feet of gross floor area on the first floor

§ 205-12. T-C Town Center Commercial District.

[Amended 5-12-2025 by Ord. No. 1485]

The purpose of the Central Business District is to provide for a variety of commercial uses within certain contiguous areas at the intersection of and along portions of major access corridors within the Borough, to promote a greater concentration and continuity of retail stores, restaurants and commercial services having a primary pedestrian orientation; and to promote the use of buildings within certain areas of the Central Business District for retail sales, personal and finance services, eating establishments and similar uses

A Permitted uses The following are permitted uses in the T-C District

(1) Pedestrian-oriented commercial retail establishments, including general merchandise stores, food stores, antique shops, craft shops, artisan shops/studios, hardware stores, clothing stores, and similar retail sales, excluding adult entertainment establishments

(2) Commercial services establishments, including insurance offices, photography studios, travel agencies, educational services, and similar service establishments.

(3) Banks and other financial institutions

(4) Church or house of worship.

- (5) Commercial recreation establishments, including health clubs, dance studios, social centers and gymnasiums
- (6) Hotels and motels.
- (7) Professional offices, including medical, dental, optical, legal, accounting services and similar recognized professions
- (8) Cultural facilities, including libraries, museums and theatres.
- (9) Eating and drinking establishments
- (10) Business offices and service establishments
- (11) Personal service establishments including tailoring, haircutting and hairstyling, day care, shoe repair, dry cleaning, and similar establishments, excluding personal services defined as adult entertainment
- (12) Private clubs and fraternal organizations.
- (13) *Off-street parking as a principal use*
- (14) Post office and government buildings.
- (15) Multifamily dwellings under 35 feet in height
- (16) Public uses
- (17) Mixed-use buildings housing two or more permitted uses in this district
- (18) Accessory buildings and uses on the same lot with and incidental to any of the above uses.
- (19) *Essential services*
- (20) Forestry.

B. Special exception uses The following require special exceptions in accordance with Article **VI** of this chapter, and are subject to review and action by the Zoning Hearing Board.

- (1) Multifamily dwellings exceeding 35 feet in height
- (2) Accessory buildings and uses on the same lot with and incidental to approved special exception uses in this subsection
- (3) Flea market
- (4) Drive-thru lanes and windows for eating and drinking establishments

C Conditional uses. The following require conditional uses in accordance with Article **VI** of this chapter, and are subject to review and action by Borough Council

- (1) Vehicle service stations
- (2) Funeral homes.
- (3) Accessory buildings and uses on the same lot with and incidental to approved conditional uses in this subsection.

D Area The minimum lot area for uses within the T-C District is as follows

- (1) None unless otherwise noted in this section Minimum lot shall be sufficient to comply with all dimensional, parking, loading buffer requirements of this district.
- (2) Multifamily dwellings

- (a) One story. 1,500 square feet per dwelling unit
 - (b) Two or three stories 1,000 square feet per dwelling unit
 - (c) Four stories and more 750 square feet per dwelling unit.
- E Minimum lot width. None required
- F. Lot coverage All buildings, including accessory buildings, shall not cover 60% of the lot At least 5% of the lot area shall be covered with vegetative material
- G Setback. The minimum distance from the right-of-way or property line is as follows:
- (1) Front yard, principal building
 - (a) Minimum none required
 - (b) Maximum. 10 feet
 - (2) Side yard
 - (a) Principal building. each lot shall have two side yards with both at least five feet
 - (b) Accessory building. three feet for accessory buildings having an area of 100 square feet or less
 - (c) Decks: the side setbacks formed by the existing principal building
 - (3) Rear yard.
 - (a) Principal building. 20 feet
 - (b) Accessory building
 - [1] Three feet for accessory buildings having an area of 100 square feet or less
 - [2] Ten feet for accessory buildings having an area of greater than 100 square feet
 - (c) Decks: three feet
- H. Height. The maximum height of buildings within the T-C District is 35 feet.
- I. Off-street parking Permitted uses in the T-C District operating in a principal building or portion thereof with a gross floor area under 2,000 square feet are exempt from off-street parking requirements due to the supply of on-street spaces Permitted uses in excess of the two-thousand-square-foot threshold shall supply off-street parking in accordance with § 205-33 for the gross floor area in excess of 2,000 square feet

§ 205-13. H-C Highway Commercial District.

The purpose of the Highway Commercial District is to provide for a wide range of needed highway-oriented commercial uses in locations that are less likely to involve conflicts with existing residences, as well as exercise special care and control on access onto arterial and connector streets to avoid traffic hazards

- A Permitted uses The following are permitted uses in the H-C District:
- (1) Convenience stores
 - (2) Shopping center and mall.
 - (3) Highway-oriented commercial retail establishments, including department stores, supermarkets, building supply and lumberyards and similar retail sales.

- (4) Vehicle sales/service establishments, including new/used vehicle dealers, boat sales/service, vehicle service stations, car wash establishments and car rental agencies
- (5) Commercial services establishments, including insurance offices, photography studios, travel agencies, educational services, and similar service establishments
- (6) Banks and other financial institutions.
- (7) Church or house of worship
- (8) Commercial recreation establishments, including health clubs, dance studios, social centers and gymnasiums.
- (9) Motels.
- (10) Cultural facilities, including auditoriums and drive-in theaters
- (11) Eating and drinking establishments, including drive-in eating establishments
- (12) Business offices and service establishments.
- (13) Personal service establishments including tailoring, haircutting and hair styling, daycare, shoe repair and dry cleaning
- (14) Private clubs and fraternal organizations
- (15) Multifamily dwellings under 35 feet in height
- (16) Public uses
- (17) Retail nurseries, greenhouses and garden supply establishments
- (18) Nursing homes.
- (19) Beverage distributors.
- (20) Professional offices.
- (21) Building contractors office and storage facilities.
- (22) Funeral homes.
- (23) Self-service storage facilities
- (24) Recycling collection point
- (25) Veterinary offices, animal hospitals and kennels
- (26) Accessory buildings and uses on the same lot with and incidental to any of the above uses.
- (27) Essential services
- (28) Forestry.

B Special exception uses The following require special exceptions in accordance with Article VI of this chapter, and are subject to review and action by the Zoning Hearing Board:

- (1) Stone or monument works
- (2) Multifamily dwellings exceeding 35 feet in height.
- (3) Sexually oriented business
- (4) Outdoor furnaces

- (5) Accessory buildings and uses on the same lot with and incidental to approved special exception uses in this subsection
- (6) Flea market
- C. Conditional uses. The following require conditional uses in accordance with Article VI of this chapter, and are subject to review and action by the Borough Council:
 - (1) Trucking and transfer facilities
 - (2) Warehouses and wholesale businesses
 - (3) Accessory buildings and uses on the same lot with and incidental to any approved conditional uses in this subsection
- D. Area. The minimum lot area for uses within the H-C District is as follows:
 - (1) Shopping center or mall. 10 acres
 - (2) Warehousing and wholesaling. three acres.
 - (3) Motels. two acres
 - (4) All other uses. 10,000 square feet. Minimum lot shall be sufficient to comply with all dimensional, parking, loading buffer requirements of this district.
- E. Minimum lot width. The minimum lot width within the T-C District for all uses at setback is 50 feet.
- F. Lot coverage. All buildings, including accessory buildings, shall not cover 50% of the lot. At least 10% of the lot area shall be covered with vegetative material.
- G. Setback. The minimum distance from the right-of-way or property line is as follows:
 - (1) Front yard
 - (a) Principal building. 60 feet
 - (2) Side yard
 - (a) Principal building: each lot shall have two side yards with both at least 10 feet
 - (b) Accessory building. same as principal building.
 - (3) Rear yard
 - (a) Principal building. 20 feet
 - (b) Accessory building: three feet (for accessory buildings having an area of 100 square feet or less).
- H. Height. The maximum height of buildings within the H-C District is 35 feet.
- I. Off-street parking shall be provided as under § 205-33

§ 205-14. I-M Industrial Manufacturing District.

The purpose of the Industrial Manufacturing District is to permit and encourage industrial development that will be so located and designed as to constitute a harmonious and appropriate part of the physical development of the community, to contribute to the economic base and create local employment opportunities.

- A. Permitted uses. The following are permitted uses in the I-M District

- (1) Convenience stores
- (2) Trucking and transfer facilities
- (3) Warehouses and wholesale businesses.
- (4) Yards of general contractors, or similar tradesmen, engaged in building or construction
- (5) Building materials storage and sales.
- (6) Cold storage plant, frozen food plant, beverage distribution plant and catering plant.
- (7) Tool, die, welding and machine shop.
- (8) Plumbing, heating, roofing, carpentry, electrical, welding, buffing, finishing, plating, heat treating, painting and pipefitting shop
- (9) Central dry-cleaning plants or laundries, provided that such plants shall not deal directly with the consumer at retail.
- (10) Printing, photo finishing, engraving, lithographing, reproducing or binding establishment
- (11) Manufacture, compounding, processing, canning, containing, packaging, treatment and distribution of products including food products, pharmaceuticals, paper products, hardware, cutlery, tools, scientific instruments, musical instruments, toys, novelties, optical goods, wood products, sheet metal products, electrical or electronic devices and articles or merchandise from previously prepared materials
- (12) Laboratory and research facilities
- (13) Mail order business
- (14) Self-service storage facilities
- (15) Electrical substation or bulk transformer
- (16) Recycling center
- (17) Finishing, grinding, polishing, stamping or heat treating of products
- (18) Manufacture of textiles, apparel, shoes and apparel accessories
- (19) Sales and rental of industrial equipment, other than vehicles primarily intended for use on public streets
- (20) Manufacture of transportation equipment.
- (21) Manufacture of manufactured or modular housing
- (22) Manufacture of fabricated metal products
- (23) Assembly of products from materials manufactured off the premises
- (24) Junkyard.
- (25) Accessory buildings and uses on the same lot with and incidental to any of the above uses
- (26) Essential services
- (27) Forestry.

B Special exception uses The following require special exceptions in accordance with Article **VI** of this chapter, and are subject to review and action by the Zoning Hearing Board:

- (1) Broadcast transmission facilities

(2) Other industrial uses not identified as permitted uses, excluding transfer stations

(3) Outdoor furnaces

(4) Accessory buildings and uses on the same lot with and incidental to approved special exception uses in this subsection.

(5) Billboards

C Conditional uses The following require conditional uses in accordance with Article VI of this chapter, and are subject to review and action by the Borough Council:

(1) Transfer stations.

(2) Accessory buildings and uses on the same lot with and incidental to approved conditional uses in this subsection

D Area The minimum lot area for uses within the I-M District is 10,000 square feet. Minimum lot shall be sufficient to comply with all dimensional, parking, loading buffer requirements of this district.

E Minimum lot width None required.

F Lot coverage All buildings, including accessory buildings, shall not cover 80% of the lot

G Setback The minimum distance from the right-of-way or property line is as follows:

(1) Front yard

(a) Principal building. 30 feet

(2) Side yard.

(a) Principal building. each lot shall have two side yards with both at least 10 feet

(b) Accessory building same as principal building.

(3) Rear yard

(a) Principal building 20 feet

(b) Accessory building same as principal building

H Height There is no maximum height of buildings within the I-M District

I Off-street parking. Shall be provided as under § 205-33.

§ 205-15. Zoning Map.

The boundaries of the zoning districts shall be shown on the map attached to and made a part of this chapter that shall be designated the "Official Zoning Map." The same map and all the notations, references, and other data shown thereon are hereby incorporated by reference into this chapter as if all were fully described within the text of this chapter

§ 205-16. Interpretation of zoning district boundaries.

Where uncertainty exists as to boundaries of any district as shown on said map, the following rules shall apply

A District boundary lines are intended to follow or be parallel to the center line of streets, streams and railroads, and lot or property lines as they exist on a recorded deed or plan or record in the Blair

County Recorder of Deed's office at the time of the adoption of this chapter, although District boundary lines are graphically depicted in scale as per the legend on the Zoning Map

- B Where a District boundary is not fixed by dimensions and where it approximately follows lot lines and where it does not scale more than 10 feet therefrom, such lot lines shall be construed to be such boundaries unless specifically shown otherwise
- C In unsubdivided land or where a district boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions, shall be determined by the use of the scale appearing on the maps
- D In cases of uncertainty as to the true location of a district boundary line in a particular instance, the Zoning Officer shall request the Zoning Hearing Board to render its determination, provided, however, that no boundary shall be changed by the Zoning Hearing Board

§ 205-17. Application of district regulations.

The regulations set forth in this article for each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided:

- A. No building, structure, or land shall hereafter be used or occupied and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located
- B. No building or other structure shall hereafter be erected or altered:
 - (1) To exceed height or bulk requirements
 - (2) To occupy a greater percentage of lot area
 - (3) To accommodate or house a greater number of families, except as permitted in a residential conversion
 - (4) To have narrower or smaller rear yards, front yards, side yards, or other open space than herein required, or in any other manner be contrary to this chapter
- C No part of a yard or other open space or off-street parking or loading space required about or in connection with any building for the purpose of complying with this chapter shall be included as part of a yard, open space or off-street parking or loading space similarly required for any other building
- D No yard or lot existing at the time of passage of this chapter shall be reduced in dimension or area below the minimum requirements set forth herein Yards or lots created after the effective date of this chapter shall meet at least the minimum requirements established by this chapter
- E Any territory which may hereafter be annexed to the Borough shall be considered to be in the Low-Density Residential District until otherwise classified

§ 205-18. Use regulations and dimensional requirements.

The specific use regulations and dimensional requirements pertaining to each district are contained in the descriptions in this article