1305.05 B-2 general business district – Established. SHARE

The purpose of this district is to foster a variety of retail and service business uses in an auto-oriented setting. Lawful uses are shown in the Table of B-2 Uses. Dimensions shown in MMC 1305.06, B-2 general business district – Lot provisions, are applicable to all uses within the district, unless otherwise specified.

TABLE OF B-2 USES					
Permitted Uses					
Financial institutions					
Retail businesses (NEC)					
Personal services					
Restaurants					
Professional offices					
Civic/cultural buildings					
Medical and dental clinics					
Parking lots and parking garages					
Public parks and playgrounds					
Health services					
Churches					
Laundry and dry cleaning					
Private clubs and social halls					
Taverns or bars					
Bed and breakfast					
Public and private schools					
Theaters					
Essential services					
Accessory buildings					

TABLE OF B-2 USES					
Accessory uses					
Car washes					
Light repair services					
Special Exceptions					
Gasoline service stations (1305.03(A))					
Funeral parlors (1303.12(E))					
Day care centers (1303.12(C))					
Motels and hotels (1305.07(C))					
Repair garages (1305.07(B))					
Convenience food stores (1305.03(A))					
Auto sales (1305.07(A))					
Indoor commercial recreation (1305.07(D))					
Upper floor residential use (1305.03(C))					
Conditional Uses					
Shopping centers (1305.04(A))					
Traditional neighborhood development (1306.14)					

(Ord. 3578 §§ 8, 13, 2001; Ord. 3384 § 2, 1994)

1305.06 B-2 general business district – Lot provisions. SHARE

Table of Lot Provisions

Min. Lot Size	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Min. Lot Width
5,000 sf	25 ft	10 ft	10 ft	50 ft

(A) Building height shall not exceed four stories (exclusive of antennas, steeples, and similar protuberances). (Ord. 3706 § 8, 2012; Ord. 3384 § 2, 1994)

1305.07 B-2 general business district – Special exception provisions. SHARE

- (A) Auto Sales. Such developments shall be permitted, subject to the following:
 - (1) In the interest of public traffic safety, no vehicles shall be parked along the front lot line. Cars may parallel the front lot line, but must be set back at least 15 feet.
 - (2) Any lot line abutting a residential use shall utilize appropriate screening.
 - (3) There shall be no outdoor storage of new or used parts, scrap parts, unlicensed vehicles, tires, vehicles lacking current state inspection stickers, or parts of vehicles. The overnight parking of patron vehicles and the presence of DER/EPA-approved waste containers shall be permitted in side or rear lot areas.
- (B) Repair Garages.
 - (1) Repair garages shall meet the criteria established for service stations in MMC <u>1305.03(A)</u>, substituting "repair garage" for "service station."
- (C) Motels and Hotels.
 - (1) No motel shall have a lot area of less than 21,600 square feet.
 - (2) Motel buildings or accessory structures shall be placed no closer than 30 feet to any lot line.
 - (3) Swimming pools shall comply with the safety requirements of MMC 1306.03.
 - (4) Yard areas shall be permanently landscaped and maintained in good condition.
 - (5) Rooms shall not be rented for a period of less than 12 hours.

- (D) Indoor Commercial Recreation. Because of this use's periodic intensity, there is a genuine potential to adversely affect neighboring businesses. Therefore, all such uses shall:
 - (1) Meet all parking and loading requirements of this code.
 - (2) Indicate the anticipated number of mechanical amusement devices and agree to pay the city tax on such devices.
 - (3) There shall be no outdoor sound transmission or devices.
 - (4) Present evidence of compliance with all applicable Pennsylvania Bureau of Labor and Industry standards.
 - (5) With the exception of lawful parking, there shall be no outdoor areas for patron use. (Ord. 3384 § 2, 1994)