

ZONING

27 Attachment 6

Borough of Centre Hall

CRITERIA AND STANDARDS FOR THE PLANNED COMMERCIAL INDUSTRIAL DISTRICT (PCI)*

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:			Yard Setback Requirements The following lot requirements shall be met:			Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
Land and structures may be used for only the following:							
Primary Uses							
(1) All retail establishments for the sale, service and rental of goods, except aircraft							
(2) All service establishments including but not limited to automobile service stations, barbers and beauticians, dry cleaning, health clubs, mortuaries and tailors							
(3) All permitted uses of the Village Commercial District	The minimum lot size shall be determined on the of the minimum width, maximum coverage, yard setback, parking, and other		Maximum building coverage - all uses 40%				
(4) Ambulance Services							

CENTRE HALL CODE

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:			Yard Setback Requirements The following lot requirements shall be met:			Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
Land and structures may be used for only the following:	requirements contained in this Section and Chapter	150 feet	Maximum total impervious coverage all uses 80%	50 feet	15 feet	50 feet	45 feet
(5) Amusement Enterprises, including billiard parlors, bowling alleys, skating rinks and similar uses							
(6) Arenas, stadiums, commercial auditoriums and motion picture theaters							
(7) Animal hospitals and veterinary offices							
(8) Bus passenger service							
(9) Commercial dairies; commercial horticultural nurseries							
(10) Eating and drinking establishments							
(11) Hotels and motels							
(12) Public and private garages for storage and maintenance of motor vehicles							
(13) Public utility facilities; essential services							
(14) Taxi and limousine service							
(15) Tourist homes; bed and breakfast homes							
(16) Community center							
(17) Halfway houses/rehabilitation centers, personal care building homes, group homes, family care							

ZONING

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:			Yard Setback Requirements The following lot requirements shall be met:			Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
Land and structures may be used for only the following:							
(18) Assembly from electrical components, including the assembly of radios, televisions and other electronic products	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage yard setback, parking, and other requirements contained in this Section and Chapter	150 feet	Maximum building coverage - all uses 50%				
(19) Fabricating of models or test equipment used in research							
(20) Newspaper publishing							
(21) Optical instrument systems development							
(22) Plastics assembly							
(23) Printing and bindings							
(24) Radio and television studios, transmitters and towers							
(25) Research, engineering or testing laboratories							
(26) Public utility facilities; essential services plant							
(27) Any production, manufacturing, assembly, processing, cleaning, repair, storage, or distribution of goods, materials, foodstuffs and other products not involving a retail activity except as an accessory use							
(28) Auto wrecking, junk and scrap establishments							

CENTRE HALL CODE

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:			Yard Setback Requirements The following lot requirements shall be met:			Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
Land and structures may be used for only the following:							
(29) Freight and trucking terminals							
(30) The manufacture, processing or bulk storage of natural gas, petroleum, gasoline, and other petroleum derivatives and explosives							
(31) Moving and storage, parcel delivery and express transfer stations							
(32) Public and private garages for the storage and maintenance of motor vehicles	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage yard setback, parking, and other requirements contained in this Section and Chapter	150 feet	Maximum building coverage and maximum impervious coverage 50%	50 feet	25 feet	50 feet	35 feet
(33) Public utility facilities; essential services							
(34) Refractories							
(35) Rendering plants							
(36) Incinerators							
(37) Wholesale distribution; warehouses							
(38) Mobile homes, lots and parks							
Accessory Uses and Structures							

ZONING

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:			Yard Setback Requirements The following lot requirements shall be met:			Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
Land and structures may be used for only the following:							
Special Exception Uses: Adult business and entertainment	See Part 7, § 27-711						
Essential service - area facility	See Part 2, § 27-208(C)						

* See "Sketch of Selected Zoning Terms" for term illustrations.