

ZONING

675 Attachment 6

**Borough of Bath**

**C-H2 Commercial Highway, With Limited Residential, District**  
**[Amended 5-2-2016 by Ord. No. 2016-659; 8-2-2021 by Ord. No. 2021-709; 6-6-2022 by Ord. No. 2022-722]**

	Minimum Lot Size (square feet)	Maximum Lot Coverage	Maximum Height (feet)	Minimum Lot Width (feet)	Minimum Setbacks			Req. Site Plan Review
					Front Lot Line (feet)	Rear Lot Line (feet)	Side Lot Line (feet)	
<b>Permitted Uses:</b> (off-street parking is required)								
Baked good store and confectionery stores (retail only)								
Flower shops								
Child day-care home and child day-care center								
Gift, book and variety stores								
Haberdashery, apparel, jewelry stores, shoe repair and tailors								
Barber and beauty shops								
Small appliance sales and repairs								
Graphic arts printing and reproduction shop								
Vending machines								
Uses similar to the above	3,000	40%	35	50	25	10	10	Yes
Business and professional offices								
Delicatessens								
Meat and poultry markets								
Household supply and variety stores								
Dry cleaners and self-service laundromats								
Radio and television stations								
Veterinary hospitals								
Bed-and-breakfast								
Uses similar to the above	6,000	40%	35	50	25	20	10	Yes
Grocery stores and convenience stores								
Drug stores								
Eating and drinking establishments								
Drive-through restaurants								
Furniture and appliance stores								
Hardware, plumbing and electrical supply stores (retail only)								
Bank and fiduciary institutions with drive-through facilities								
Public garages and lots								
Car wash								
Automotive accessory stores and automotive service centers								
Amusement devices (inside structure)								
Club, lodge or social building								
Medical and dental clinics								
Liquor stores and beer distributors								
Any uses similar to the above	20,000	40%	35	75	40	30	20	Yes
Department stores and discount stores								
Sporting goods stores								
Movie theaters								
Hotels and motels								

## BATH CODE

	Minimum Lot Size (square feet)	Maximum Lot Coverage	Maximum Height (feet)	Minimum Lot Width (feet)	Minimum Setbacks			Req. Site Plan Review
					Front Lot Line (feet)	Rear Lot Line (feet)	Side Lot Line (feet)	
Automobile sales and service								
Sports arena								
Retail outlet								
Supermarkets								
Garden apartments								
Use similar to the above	2 acres	40%	35	75	40	30	20	Yes
<b>Accessory Uses:</b>								
Garages and carports (not permitted unless buffered and screened from view of streets and abutting properties per Article XV of the Zoning Ordinance and any other applicable requirements of the Zoning Ordinance)						10	5	
Storage sheds (not permitted unless buffered and screened from view of streets and abutting properties per Article XV of the Zoning Ordinance and any other applicable requirements of the Zoning Ordinance)		16				5	3	
Greenhouses		16				10	5	
Animal shelters		6				10	5	
Swimming pools						15	5	
Amusement devices (inside structure)								
Amateur and citizen radio facilities (inside structure)								
<b>Conditional Uses:</b>								
Gymnasium or physical culture centers								
Golf driving range and short golf course								
Miniature golf course								
Municipal building and public facilities								
Group care facility								
Indoor or outdoor recreation facilities								
Conversions								
<b>Special Exception Uses:</b>								
Amusement arcade								
Colleges, universities, professional, technical, vocational, trade, business, fine arts schools, civic recreation, entertainment, and physical cultural facilities whether public or private (provided there is no use of heavy equipment or machinery in connection herewith)								
Public swimming pools								
Public utility uses								
Places of worship								
Hospitals								

## ZONING

	Minimum Lot Size (square feet)	Maximum Lot Coverage	Maximum Height (feet)	Minimum Lot Width (feet)	Minimum Setbacks			Req. Site Plan Review
					Front Lot Line (feet)	Rear Lot Line (feet)	Side Lot Line (feet)	
Offset printing shop								
<b>Except as otherwise set forth in this chapter, the following requirements shall apply for any conditional or special exception use permitted in this district:</b>								
Conditional or special exception use	5 acres	40%	35	75	40	30	20	Yes