

ZONING

260 Attachment 4

Borough of Danville

Schedule II

Commercial District Use Regulations

[Amended 12-9-2002 by Ord. No. 448; 5-5-2009 by Ord. No. 496; 11-8-2011 by Ord. No. 507; 3-13-2018 by Ord. No. 549]

Commercial Districts			
	C-1 Neighborhood Commercial	C-2 Central Business and C-2A General Commercial	C-3 Highway Commercial
Principal Permitted Uses	<p>Any local retail business or personal service such as grocery, fruit or vegetable store, drugstore, barbershop, beauty shop and shoe repair shop</p> <p>Auto service stations, including minor repairs only</p> <p>Bakeries</p> <p>Banks and other commercial institutions</p> <p>Bar, restaurant, cafe, cocktail lounge, soda fountains and similar enterprises</p> <p>Business and professional offices and the like, supplying commodities or performing services for residents of the neighborhood</p> <p>Child day-care facilities</p> <p>Clothes cleaning and laundry pickup stations and laundromats</p> <p>Essential services</p>	<p>All C-1 uses</p> <p>Athletic clubs and other physical fitness services</p> <p>Bowling alleys</p> <p>Billiard parlors</p> <p>Catering establishments</p> <p>Dwellings in the C-2 Zone only; provided that they are located above the first story</p> <p>Dwelling units on the first floor in the C-2 District, provided they meet the following criteria:</p> <ul style="list-style-type: none"> • The dwelling unit shall not exceed 50% of the building footprint • The dwelling unit shall be located at the rear of the structure • Required off street parking shall be provided on site <p>Major department stores, other retail establishments, specialty shops, banks and other financial institutions and personal services which are intended and designed to serve the region and</p>	<p>All C-2 uses</p> <p>Amusement centers</p> <p>Animal hospitals and veterinary clinics</p> <p>Athletic clubs and other physical fitness services</p> <p>Automobile service stations, including major repairs</p> <p>Bakeries, wholesale and retail</p> <p>Bar, restaurant, cafe, cocktail lounge, soda fountains and similar enterprises</p> <p>Building material sales yards</p> <p>Catering establishments</p> <p>Craft establishments, such as carpentry and woodworking</p> <p>Commercial recreational facilities</p>

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	<p>Medical and dental offices, including mini-medical centers</p> <p>Service establishments, including repairs for personal appliances and business equipment, employment services, barbershops and beauty parlors, insurance and other financial services, social services and civic, social and religious organizations and other similar service uses</p> <p>Social halls, clubs and lodges, including retail sales for members and guests only</p> <p>Transient retail businesses</p>	<p>community as a whole</p> <p>Medical and dental offices including mini-medical centers and testing laboratories</p> <p>Office buildings, including business and professional offices and the like</p> <p>Parking garages and lots</p> <p>Printing and copying establishments, including lithographing, type composition, ruling and binding establishments</p> <p>Public buildings</p> <p>Radio and TV studios</p> <p>Recreational facilities, commercial</p> <p>Schools, including trade schools and studios for photography, art and dance</p> <p>Social halls, clubs, lodges and fraternal organizations</p> <p>Transient retail businesses</p> <p>Theaters, restaurants, bars, night clubs and other commercial entertainment facilities, intended and designed to serve the community as a whole</p> <p>Wholesale offices, including sales and</p>	<p>Eating and drinking places, including live entertainment</p> <p>Equipment and machinery repairs</p> <p>Florists and nurseries, provided that all incidental equipment and supplies, including fertilizers and empty cans, are kept in the building</p> <p>Funeral parlors</p> <p>Heavy equipment sales and storage yards</p> <p>Hospitals, health clinics and other similar health-care establishments, including nursing homes and convalescent homes and personal care facilities</p> <p>Hotels and motels</p> <p>Laboratories: experimental, film and testing</p> <p>Mobile home and other manufactured home sales</p> <p>New and used car dealers, including appurtenant repairs</p> <p>Newspaper publishing</p> <p>Outdoor storage areas accessory to a principal permitted use</p>

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	C-1 Neighborhood Commercial	C-2 Central Business and C-2A General Commercial	C-3 Highway Commercial
		showrooms, with storage limited to samples	<p>Produce markets</p> <p>Schools</p> <p>Transient retail businesses</p> <p>Truck, trailer and farm equipment sales and repair services</p> <p>Warehousing</p> <p>Wholesale offices, including sales and showrooms, including enclosed storage, but excluding outdoor storage</p> <p>The following light (limited) industrial uses, when conducted within an enclosed building:</p> <p>Laboratories: experimental, photo film and testing</p> <p>Manufacturing of musical and small precision instruments, watches and clocks, novelties and metal and rubber hand stamps</p> <p>Manufacture of pottery and figurines or other ceramic products using only pulverized clay and kilns fired only by electricity or gas</p> <p>Dress and garment manufacturing</p>

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Accessory Uses	Off-street parking and loading areas Signs as regulated by § 139-34E Other accessory uses customarily appurtenant to a principal permitted use	All C-1 uses	All C-2 uses
Special Exceptions	Undertaker and funeral parlor Large-scale commercial developments	Drive-in and drive-through businesses; eating, banks, etc. Hotels and motels Undertaker and funeral parlor	Automobile laundries Drive-in establishments, including eating and drinking places, theaters, golf courses, miniature golf, driving ranges Flea markets Hotels and motels Junkyards Large-scale commercial development Mobile home sales Public and semipublic uses Trucking terminals and similar distribution facilities Adult businesses Telecommunications facilities
Conditional Uses	None	Animal hospitals and veterinary clinics	Planned, integrated shopping centers and other

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			large-scale developments