



FOUNDED JULY 4, 1772

CITY OF SUNBURY
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SUNBURY, PENNSYLVANIA 17801
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MAYOR
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Bill #2025-01

Ordinance Number: 1334

First Reading: 01/27/2025

Second Reading: 02/24/2025

Effective: 03/06/2025

**AN ORDINANCE ESTABLISHING CHANGES TO THE EXISTING ZONING
REQUIREMENTS OF THE CENTRAL BUSINESS DISTRICT
WITHIN THE CITY OF SUNBURY**

WHEREAS, it is the desire and intention of Sunbury City Council to pass legislation changing the existing zoning requirements of the Central Business District within the City of Sunbury.

NOW, THEREFORE, BE IT ORDAINED by the Sunbury City Council, and it is hereby ordained by the authority of the same that the following Section 175-43(K) and Section 175-46(A) shall be added to the existing Central Business District Zoning Ordinance:

ARTICLE VIII
CB Central Business District

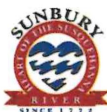
§ 175-42. Purpose.

The purpose of the CB Central Business District is to identify and to preserve the central business district; to encourage the orderly development of commercial and personal service uses normally associated with a central business district; to establish standards designed to promote commercial activity; to reduce congestion on the streets; to reduce fire and safety hazards and otherwise to create conditions conducive to the carrying out of the overall purposes and intent of this chapter.

§ 175-43. Permitted uses.

A building may be used, erected or altered and a lot may be used for any of the following purposes:

- A. Retail stores, personal service shops and department stores, bed-and-breakfasts, hotels and motels, but excluding adult-oriented businesses. [Amended 6-25-2007]
- B. Banks, offices, studios, medical centers and uses of a similar character.
- C. Specialty shops for custom work and articles to be sold at retail on the premises, such as baking, confectionery, dressmaking, printing, tailoring and similar shops and services.
- D. Restaurants, cafes, tearooms and other places serving food and drink.
- E. Radio and television studios.
- F. Assembly halls, post offices, fire halls, libraries, City halls, parks, museums and similar uses.
- G. Indoor recreation facilities, such as theaters, billiard or pool parlors and bowling alleys.



THE HEART OF THE SUSQUEHANNA RIVER



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- H. Private schools.
- I. Churches, parish houses and convents.
- J. Clubs, lodges and fraternal organizations.
- K. Multi-Family Dwellings with an inhabitable area in conformance with the size standards of the International Building Code (IBC).
- L. Signs, when erected and maintained in accordance with the provisions of Article XIII.
- M. Uses and buildings accessory to the permitted uses in this district.

§ 175-44. Area regulations.

- A. Lot area and width. There shall be no limit to lot area and width.
- B. Lot coverage. There shall be no limit to lot coverage.
- C. Yards. Yard areas are not required.

§ 175-45. Building height.

No building shall be erected to a height in excess of 110 feet.

§ 175-46. Off-street parking and loading spaces.

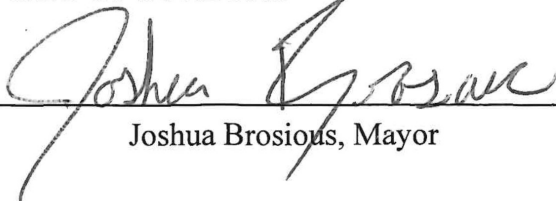
- A. There shall be no off-street parking requirements for any uses permitted in this district.
- B. Loading space shall be provided for all new construction according to the provisions of Article XV.

§ 175-47. Special exception uses.

The following uses may be approved as a special exception by the Zoning Hearing Board in accordance with the procedures outlined in Article XVI:

- A. Bus passenger stations.
- B. Mortuaries and undertaking establishments.
- C. Hotels and motels.

THE CITY OF SUNBURY

By: 
Joshua Brosious, Mayor

ATTEST:


Jeffrey Wojciechowski, City Clerk



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