

ZONING

350 Attachment 2

Borough of Old Forge

**Schedule B
Commercial Use Schedule*
[Amended 12-7-1999]**

	C-1 Main Street Commercial	C-2 Highway Commercial	C-3 Office Commercial
Principal permitted uses	<p>a. Retail business establishments similar to the following: automotive (and other vehicular) sales, rentals and supplies, clothing, drugs and notions, greenhouses, flowers and garden supplies, groceries, bakeries, liquor sales, hardware and paint, household goods, appliances and furniture, office supplies, sporting goods</p> <p>b. Customer and business service establishments similar to the following: appliance repair with inside storage, automotive service garages, gasoline stations and car washes, billiard parlors, libraries and cultural establishments, social halls, clubs and lodges, theaters, barbershops and beauty shops, business offices, such as real estate, insurance, banking and finance, dry-cleaning pickup stations and self-service dry cleaning and laundromats, eating and drinking establishments (excluding drive-in service), funeral homes and crematories, photographic studios, professional offices, including but not limited to medical clinics, doctors' offices, law offices, architects' offices and engineers' offices, radio and television studios, shoe repair shops, tailoring and dressmaking shops</p> <p>c. Commercial educational establishments similar to the following: art, music and dancing schools, business schools, photography schools, technical trade schools</p> <p>d. Convenience stores with gasoline pumps</p> <p>e. Other similar uses, as determined in accordance with the procedures set forth in Article XII</p>	<p>All C-1 permitted uses</p> <p>Animal hospitals, kennels and pounds</p> <p>Automobile, motorcycle and trailer sales</p> <p>Automobile, truck trailer and motorcycle repairs, including major repairs</p> <p>Building material yards, roofing</p> <p>Carpentry, including custom woodworking and custom furniture making</p> <p>Commercial recreation and entertainment establishments similar to the following: bowling alleys, skating rinks, nightclubs, swimming clubs</p> <p>Concrete batch plants</p> <p>Drive-in establishments, including eating places, movies, motels, miniature golf courses and similar uses</p> <p>Electrical, glazing, heating, painting, paper hanging, roofing and ventilating contractors</p> <p>Fuel, ice, oil, coal and wood open or enclosed</p> <p>Household and office equipment and machinery repairs</p> <p>Kennels; provided, however, that no such use shall be located closer to any R District than 100 feet</p> <p>Laundries</p> <p>Linen, towel and diaper service suppliers</p> <p>Light manufacturing uses not involving any danger of fire or explosion, or of offensive noise, vibration, smoke, dust, heat, odors, glare or other objectionable influences</p> <p>Machinery rental and sales</p> <p>Motels and hotels</p> <p>Nurseries and greenhouses</p> <p>Office buildings</p> <p>Packing and crating</p> <p>Sign painting</p> <p>Trucking terminals and motor freight stations</p> <p>Wholesale office and showrooms, including storage</p> <p>Wholesale produce and meat markets</p> <p>Other similar uses, as determined in accordance with the procedures set forth in Article XII</p>	<p>Business services</p> <p>Corporate headquarters</p> <p>Computer centers</p> <p>Health care providers, including ambulatory surgery facilities, medical testing facilities and medical laboratories</p> <p>Personal services</p> <p>Professional offices</p>
Special exception uses	<p>Animal hospitals</p> <p>Auto body shops</p> <p>Dwellings related to businesses</p> <p>Mini markets with gas pumps</p> <p>Nurseries and day-care centers</p> <p>Places of worship, not including cemeteries</p> <p>Public and parochial schools</p> <p>Public utility buildings</p> <p>Rooming and boarding homes</p> <p>Temporary structures</p>	<p>Auto body shops</p> <p>Golf courses, driving ranges, country clubs</p> <p>Outdoor advertising</p> <p>Mobile home parks</p> <p>Nurseries and day-care centers</p> <p>Nursing homes</p> <p>Places of worship, not including cemeteries</p> <p>Public and parochial schools</p> <p>Public utility buildings</p> <p>Radio and television towers</p> <p>Temporary structures</p>	<p>Research, engineering and testing laboratories</p> <p>Nurseries and day-care centers</p>

OLD FORGE CODE

	C-1 Main Street Commercial	C-2 Highway Commercial	C-3 Office Commercial
Conditional uses	None	Adult entertainment uses Office parks	None
Accessory uses	Private parking and loading Signs per regulations in § 350-36 Other accessory uses customarily appurtenant to a permitted use	All C-1 accessory uses	Distribution centers and warehousing
Minimum lot size	7,000 square feet	40,000 square feet	2 acres
Minimum yards:			
Front	0 feet	100 feet	150 feet
Rear	20 feet	50 feet	100 feet
Side	0 feet	40 feet	50 feet
Minimum lot frontage	40 feet	100 feet	200 feet
Minimum lot depth	100 feet	250 feet	300 feet
Maximum lot coverage	50%	25%	10%
Maximum building height:			
Stories	2	2	2
Feet	35	35	35

* This schedule is supplemented by Articles VI, VII and VIII hereof.