

**ARTICLE 8 -
"G-C" GENERAL COMMERCIAL ZONING DISTRICT**

Section 800 Purpose

The purpose of this section is to provide for the continued development of the existing general commercial district. This district is designed to augment the Village district by providing for establishments generally requiring additional street frontage and parking while also protecting the safe usage of streets.

Section 801 Permitted Uses

A. Table 8.1 Uses Permitted in the G-C Zone

TYPES OF USES	Permitted by Right	Permitted by Special Exception	Permitted by Conditional Use
NON-RESIDENTIAL USES			
Agricultural, Plant Nursery and Garden Material, Retail Sale Of (Sec. 1202)	X		
Amusement Arcade (Sec. 1204)	X		
Animal Hospital, Veterinary Office and/or Kennel (Sec. 1205)	X		
Auction House	X		
Automobile Body Shop	X		
Automobile Repair Garage (Sec. 1208)	X		
Automobile Service Station (Sec. 1209)	X		
Automobile, Bus, Class1 Recreation Vehicle, Boat, Motorcycle, & Snowmobile Sales and/or Service (Sec. 1207)	X		
Bakery, Retail	X		
Business Services	X		
Car Wash (Sec. 1213)	X		
Catering for Off-Site Consumption	X		
Churches	X		
Community Center	X		
Conference Center	X		
Contractor's Office or Shop	X		
Convenience Store, with or without Gas Dispensing (Sec. 1218)	X		
Crafts or Artisan's Studio	X		
Day Care Facilities, Commercial (Sec. 1219)	X		
Emergency Medical Treatment Center	X		
Farmer's Market and/or Flea Market (Sec. 1224)	X		
Financial Institution	X		
Fitness Center	X		
Florist	X		
Funeral Home, Mortuaries, and/or Crematorium (Sec. 1226)	X		
Historic Structure Conversion (Sec. 1231)			X
Home Improvement and/or Building Supply Store (Sec. 1232)	X		
Hospital (Sec. 1234)	X		
Laundromat, Dry Cleaning Establishment (Sec. 1237)	X		

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TYPES OF USES	Permitted by Right	Permitted by Special Exception	Permitted by Conditional Use
Lumber Yard	X		
Manufactured/Mobile Home Sales Lot	X		
Massage Therapy	X		
Medical Laboratory and/or Clinic	X		
Motel or Hotel, Including Conference Facility (Sec. 1239)			X
Municipal Owned Uses	X		
Offices	X		
Outdoor Recreation Areas(Sec. 1241)		X	
Parking Lot	X		
Parking Structure	X		
Pawn Shop	X		
Personal Services Establishment	X		
Post Office	X		
Private Club (Sec. 1244)	X		
Public Utility Building and/or Structure (Sec. 1245)	X		
Recreation and/or Entertainment Facility, Commercial (Excluding Adult Related Uses) (Sec. 1248)	X		
Repair Service (household appliances)	X		
Restaurant	X		
Retail Business	X		
Schools (Sec. 1253)	X		
Self-Storage (Sec. 1254)		X	
State Liquor Store	X		
Target Range, Indoor	X		
Tattoo or Body Piercing Establishment	X		
Taverns (Sec. 1260)	X		
Theater, Indoor (excluding adult uses)	X		
Theater, Outdoor (excluding adult uses)	X		
Wireless Communication Facility (non-tower) (Sec. 1264)	X		
ACCESSORY USES			
Apartment, above ground floor over permitted non-residential use	X		
Child Care, Accessory (Sec. 1215)	X		
Drive Thru Facility (Sec. 1221)	X		
Outdoor Café (Sec. 1240)	X		
Solar Energy Systems, Accessory (Sec. 1257)	X		
Wind Energy Facilities, Accessory (Sec. 1263)	X		

Section 802 Area and Design Requirements

Use	Minimum Lot Area	Minimum Lot Width at Lot Frontage	Maximum Permitted Impervious Lot Coverage	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Permitted Building Height
Municipal Owned Uses	N/A	20 feet	N/A	10 feet or see Section 1130	10 feet each	10 feet	40 feet
Other permitted use	7,000 sq. feet	40 feet	80%	15 feet	3 feet – The total required side yards is 10 feet	25 feet	40 feet
Accessory use or structure	n/a	n/a	n/a	Not permitted in Front Yard	3 feet	3 feet	20 feet

A. Density shall not exceed 12 dwelling units per acre.

Section 803 Compliance with General Provisions

All uses shall comply with all applicable General Provisions contained within Article 11 of this Ordinance.