



ZONING DISTRICTS

- R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
- R-2 VARIOUS TYPE DWELLINGS RESIDENTIAL DISTRICT
- R/C TRANSITIONAL RESIDENTIAL DISTRICT
- C COMMERCIAL DISTRICT
- I INDUSTRIAL DISTRICT

BIGLERVILLE BOROUGH

ADAMS COUNTY, PENNSYLVANIA

OFFICIAL ZONING MAP

PREPARED DECEMBER 1988
REVISED OCTOBER 1993

SCALE IN FEET
0 100 200 300 400 500

NH NASSAUX - HEMSLEY, INC.
ENGINEERING CONSULTANTS
88 N. SECOND ST.
CHAMBERSBURG, PA. 17240

PART 7
COMMERCIAL DISTRICT

§27-701. Purpose.

The Commercial District is established to provide for regulation of stores, offices and related commercial uses within this district in order to encourage the continuation of existing local retail business establishments which serve the community and the orderly development of new establishments of a compatible nature.

(Ord. 2-89, 4/4/1989, §701)

§27-702. Uses Permitted by Right.

1. Retail and wholesale businesses.
2. Banks and financial institutions.
3. Restaurants.
4. Personal service establishments.
5. General service establishments, including establishments for the service of passenger vehicles.
6. Boarding, lodging and rooming houses.
7. Clubs and fraternal organizations.
8. Home occupations and cottage industries.
9. Commercial and professional offices.
10. Churches.
11. All dwelling units as permitted within the residential districts.
12. Accessory buildings and accessory uses on the same lot with and incidental to any of the above permitted uses.

(Ord. 2-89, 4/4/1989, §702)

ZONING

§27-703. Uses Permitted by Conditional Use.

1. Convenience stores.
2. Outdoor storage areas.
3. Amusement arcades.

(Ord. 2-89, 4/4/1989, §703)

§27-704. Lot Requirements.

Minimum lot area - Sufficient to allow for required parking, setbacks, buffer and screening areas as required by this Chapter.

(Ord. 2-89, 4/4/1989, §704)

§27-705. Yard Requirements.

1. **Minimum front setback** - as established by existing setback lines within 200 feet on each side.
2. **Minimum side setback** - as established by existing setback lines within 200 feet on each side.
3. **Minimum rear setback** - 15 feet.
4. **Maximum lot coverage** - 75%.

(Ord. 2-89, 4/4/1989, §705)

§27-706. Height Requirements.

1. **Principal building** - 35 feet or 2 stories.
2. **Accessory building** - 15 feet maximum.

(Ord. 2-89, 4/4/1989, §706)