

ORDINANCE NO. 2-1994

An Ordinance to amend the Borough of Coaldale Zoning Ordinance of 1973.

The Borough Council of the Borough of Coaldale hereby amends Chapter 105, Zoning, of the Code of the Borough of Coaldale.

Section 105-7, Districts Established

Add: C-1, General Commercial

Section 105-8, Zoning Map

Rezone the area bounded by First Street, the railroad, Fifth Street and S.R. 209 from S-1, Special Purpose Open Space to C-1, General Commercial.

Section 105-13, Schedule I: Regulations Governing the Use of Land

Add:

<u>Use Class</u>	<u>Zoning District</u>
	<u>C-1</u>
Permitted Uses	
-Commercial	x
-General Commercial	x
-Customary Accessory Uses and Essential Services	x
Special Uses	
-Underground Fuel Storage	x
-Drive-in Businesses	x
-Automobile Gas Stations, Both Full Service and Self Service	x

Section 105-14, Schedule II: Regulations Governing the Size of Lots, Yards and Buildings for Permitted Uses

Add:	<u>Zoning District</u>
Type of Regulation	<u>C-1</u>
Minimum Lot Size	
Area (Square Feet)	5,000
Width (Feet)	50
Depth (Feet)	100
Minimum Yards	
Front (Feet)	10
Rear (Feet)	None
Each Side Yard (Feet)	None
Maximum Building Height	
Number of Stories	2
Feet	25
Maximum Building Coverage	50%

Section 105-15, Classes 1 Through 6: Permitted Uses

Add:

- G. Use Class 3A: General Commercial. Use Class 3A includes retail and wholesale commercial uses. Such establishments shall be carried on in a completely enclosed building except for off-street parking and loading facilities and auto service stations.
- (1) Convenience stores which sell food and sundry items at retail on the premises.
 - (2) Rental storage facilities which provide storage space to individuals and businesses on a monthly rental basis.
 - (3) Wholesale offices, showrooms and storage facilities.

Section 105-16, Classes 7 through 11: Special Uses

Amend from 7 through 11 to 7 through 12

Add:

- F. Use Class 12: General Commercial Uses. Use Class 12 includes the following general commercial uses.
- (1) Automobile gas stations, both self service and full service.
 - (2) Underground fuel storage.
 - (3) Drive-through businesses.
 - (4) Planned, integrated shopping centers.

Section 105-17, Regulations Governing Special Uses

Add:

D.(6) Use Class 12: General Commercial Uses.

- (a) Automobile gas stations, both full service and self service may be developed in conjunction with convenience-type markets. Such uses shall be developed in accordance with all applicable State laws and regulations, and the following standards and procedures:
 - i. A site development plan shall accompany all applications and shall show building and fuel pump placement and dimensions, parking, landscaping, internal circulation, and the size and location of signage.
 - ii. A minimum width of one hundred (100) feet at the building setback line is required.
 - iii. Gasoline service stations shall have their gasoline pumps, including other service facilities, set back at least thirty (30) feet from any street line and fifteen (15) feet from all side property lines.

- iv. All driveways and service areas shall be paved with a surfacing material as approved by the Borough.
 - v. Driveway areas and service areas shall be distinguished from sidewalk areas by painted lines.
 - vi. Motor vehicles shall not be permitted to be parked or to stand on sidewalk areas.
- b. Drive-through businesses. Applications for drive-through businesses shall be accompanied by a site development plan showing building placement and dimensions, the location of all "drive-through" facilities, parking, landscaping, internal circulation and the location and size of signage. Such businesses, where persons are served in automobiles shall provide ingress and egress so as to minimize traffic congestion, and shall comply with the following:
- A minimum of eight (8) on-site vehicular waiting spaces are required for occupied vehicles waiting for window service.
 - The above spaces shall not interfere with parking spaces intended for non-drive through customers, internal circulation or pedestrian safety.
- c. Underground fuel storage. No operations shall be conducted in a manner which shall cause a general nuisance or endanger the public health of the surrounding neighborhood. No highly inflammable or explosive material shall be stored in bulk above ground, with the exception of fuel tanks or drums which are directly connected with heating appliances. Inflammable and explosive material storage shall be in compliance with all applicable Federal and State laws and regulations.
- d. Planned, Integrated Shopping Centers. Planned, integrated Shopping Centers shall be subject to the following requirements:
- i. A tract of no less than two (2) acres is required.
 - ii. The minimum lot width shall be two hundred (200) feet, measured at the building setback line.
 - iii. Only one ingress and one egress point is permitted onto a Major Highway.

- iv. A site design plan showing building placement and vehicular safety control features, specific landscaping components, and the size and location of signage shall be submitted with all applications.
- v. An architectural rendering showing the appearance of the facade(s) of the structure(s) visible from a Major Highway shall be submitted along with the site plan.

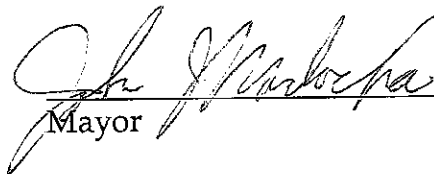
Severability

If any of the provisions of this Ordinance or the application thereof to any person or circumstances are held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provisions of this Ordinance.

Effective Date

This Ordinance shall become effective on JANUARY 24, 1994 and all applications, petitions, or appeals filed thereunder shall comply with this Ordinance.

ORDAINED AND ENACTED THIS 24th DAY OF JANUARY 1994.



Mayor



President of Council



Borough Secretary