

ORDINANCE NO. 682-B

AN ORDINANCE AMENDING ORDINANCE NO. 482 (ZONING ORDINANCE OF FORD CITY BOROUGH, ARMSTRONG COUNTY, PENNSYLVANIA); TO PROVIDE FOR THE REWRITING OF TABLE II, BUSINESS DISTRICT; AND TO PROVIDE FOR AN EFFECTIVE DATE

BE IT ORDAINED AND ENACTED by Ford City Borough Council, as follows:

SECTION 1: A new Table II, Business District, which is attached hereto shall replace the current Table II in it's entirety.

SECTION 2. This Ordinance shall become effective immediately upon passage.

DONE, ORDAINED, AND ENACTED at a Regular Meeting of Ford City Borough Council held at the Public Library on the 6 day of April, 2009.

BOROUGH OF FORD CITY

BY: John M. Lind  
COUNCIL PRESIDENT

ATTEST  
[SEAL]

Lisa Bittner  
SECRETARY

EXAMINED AND APPROVED this 6 day of April, 2009.

Mayor Marc A. Mantua  
MAYOR

**TABLE II  
BUSINESS DISTRICT**

	B-1 BUSINESS DISTRICT
<p align="center"><b>PERMITTED USES</b></p>	<p>Banks and Financial Offices            Barber Shops and Beauty Parlors            Book and Stationery Stores            Carwashing Establishments            Public Parking Garages            Cigar Stores            Drug Stores            Dry Goods and Variety Stores            Dry Cleaning and Clothes Pressing Establishments provided that            nonflammable cleaning agents are used            Eating and Drinking Places            Florists            Food Stores            Furniture Stores            Hardware Stores            Indoor Amusement Enterprises, including Theaters, Billiards, Pool Parlors,            Bowling Alleys or other similar places of assembly            Laundries, hand or automatic            Locksmiths            Professional and General offices            State Liquor Stores            Paint and Wallpaper Stores            Photographic equipment and supplies            Professional, Business, Technical, Photography, Art, Music,            and Dance Schools            Electric or Electronic, Technical Sales and Repair Stores            Clubs and Lodges            Soda Fountains</p>

<p>PERMITTED USES - continued</p>	<p>Sporting and Athletic Goods Stores  Tailors and Dressmakers  Telephone Exchange and Installations  Wearing Apparel Stores  Multi-family Dwellings  Department Stores  Hotel and Motels  Office Buildings  Existing Single-family and Two-family Dwellings  Accessory Uses</p>
<p>SPECIAL EXCEPTION  In deciding to grant or deny a Special Exception request, the Zoning Hearing Board shall use the same standards and criteria used to decide a request for Conditional Use directed to the Governing Body, Article VI</p>	<p>Gasoline Service Stations  New and Used Automobile Sales and Repair Shops and showrooms  Rooming Houses and Conversions  Daycare Facilities  The following limited Light Industrial uses when totally conducted within a closed building: manufacturing of apparel, jewelry, toys and novelties, photo processing, printing, and laboratories  Accessory Uses</p>
<p>LOT AREA SPECIFICATIONS  Lot Area  Minimum Lot Coverage  Width  Front Yard  Minimum - Side Yard  Rear Yard  Maximum Height</p>	<p>No Requirement  Minimum 50%  No Requirement  No Requirement  When abutting a Residential Area, a Minimum of 15 feet shall be provided  No Requirement  No structure shall exceed in height three (3) times the horizontal distance from the centerline of the street to said building - up to a maximum of 45 feet</p>