

A. The following minimum floor areas shall be met:

<u>Type of Unit</u>	<u>Minimum Floor Area</u>
Efficiency	450 sq. ft.
1 bedroom	550 sq. ft.
2 bedrooms	700 sq. ft.
3 bedrooms	800 sq. ft.

B. The minimum lot area and bulk regulations for single-family dwellings in the district in which the Residential Conversion is proposed shall be met. There shall be a lot area not less than the product of the minimum lot area prescribed in the district regulations and the number of families for the use of which such dwelling is to be converted.

C. Separate kitchen and bathroom facilities shall be provided per unit. All applicable Borough Building Code and Chester County Health Department regulations and permit requirements regarding the installation of these facilities shall be met and indicated on all plans. Approval from all applicable agencies is necessary prior to issuance of a building permit by the Borough.

D. Trash receptacles shall be screened so as not to be visible from the street or abutting properties, except on scheduled days for trash pick-up. The yard and building area requirements for the district in which the building is located must be complied with.

E. Residential Conversions shall not be permitted on an existing nonconforming lot or in a nonconforming structure.

F. Single-family dwellings which are converted shall maintain the appearance of the original single-family dwelling with a single front entrance. The dwelling units may share the single front entrance. An additional entrance may be placed on the side or rear of the building. Fire escapes and outside stairways shall, where practicable, be located on the rear of the building, no preference to any side wall, and shall in no case be located on the front façade facing a street. Except as may be necessary for these reasons of safety, there shall be no major structural change of the building in connection with the Residential Conversion.

G. Site and floor plans for the Residential Conversion shall be included with the application for conversion indicating both exterior and interior building alterations.

H. The off-street parking requirements of this Ordinance shall be met, in accordance with Article XXV.

Section 2423 UPPER FLOOR DWELLING UNIT

An Upper Floor Dwelling Unit is a room or rooms within a building connected together, constituting a separate, living area containing independent cooking and sleeping facilities for one (1) family, physically separated from any other dwelling unit and located on the second floor or higher above either a separate residential or commercial use located in the same structure, and shall be required to meet the following criteria:

A. Where an Upper Floor Dwelling Unit is proposed, the requirements of Section 2422.C., D., E., F., and H. shall be met for the residential use.

- B. Parking requirements, in accordance with Article XXV, shall be calculated for each use, but may be designed as a common parking lot.
- C. An Upper Floor Dwelling Unit shall have independent access and no access to an Upper Floor Dwelling Unit shall be from the non-residential use below.
- D. Any non-residential use should not be a nuisance to the Upper Floor Dwelling Unit.