

ARTICLE XII C1 - COMMERCIAL DISTRICT**Section 1200 PURPOSE**

The C1 Commercial District contains larger scale uses oriented toward both vehicular and pedestrian needs. The purpose of this district is:

- A. To reflect the existing larger scale commercial development that has occurred on the north side of King Street;
- B. To permit infill development in this same pattern.

Section 1201 USE REGULATIONS

A building may be erected or used, and a lot may be used or occupied for any one (1) of the following principal uses, and no other:

- A. **Uses By Right.** The following uses are permitted by right in this district:
 - 1. Retail Store.
 - 2. Restaurant or similar establishment.
 - 3. Personal Service Shop, such as a barber shop, beautician or clothes cleaner and pressing pick-up point, but not including laundry, dry cleanings or clothes pressing establishment.
 - 4. Retail Service Shop, such as a bakery, ice cream or similar shop, custom tailoring or millinery shop, clock, watch or jewelry shop, or household appliance repair shop.
 - 5. Business or Professional Office.
 - 6. Studio.
 - 7. Bank or similar financial institution.
 - 8. Post Office.
 - 9. Upper Floor Dwelling Unit, as per Section 2423.
 - 10. Forestry, as per Section 2204.
 - 11. Accessory Use, as per Section 2401.B., C., and D.
- B. **Conditional Uses.** The following uses shall be permitted only upon the grant of conditional use approval from the Borough Council, subject to the terms of this Article and of Article XXIX:
 - 1. Club or Lodge, as per Section 2407.

2. Day Care Center, as per Section 2409.
 3. Dry Cleaner.
 4. Multi-Shop Retail, as per Section 2417.
 5. Outdoor Café, as per Section 2418.
 6. Tavern.
 7. Medical or Veterinarian Clinic.
 8. Movie Theater.
 9. Gas Station.
 10. Motor Vehicle Service.
- C. **Special Exception Uses.** The following uses shall be permitted only upon the grant of a special exception from the Zoning Hearing Board, subject to the terms of this Article and of Article XXVIII:
1. Amusement Center, as per Section 2404.
 2. Parking Garage.

Section 1202 AREA AND BULK REGULATIONS

- A. The following area and bulk regulations shall apply for Multi-Shop Retail Uses:
1. **Minimum Lot Area.** One (1) acre.
 2. **Minimum Lot Width.** One hundred twenty-five (125) feet.
 3. **Front Build-To Line.** Five (5) feet maximum distance a building can be constructed from the front lot line.
 4. **Minimum Side Yard.** Fifteen (15) feet on each side.
 5. **Minimum Rear Yard.** Twenty-five (25) feet.
 6. **Maximum Building Coverage.** Fifty (50) percent.
 7. **Maximum Lot Coverage.** Ninety (90) percent.

8. **Maximum Building Height.** Two (2) stories or thirty (30) feet except minor structural elements, whichever is less. Mechanical equipment can exceed the thirty (30) feet height regulation by five (5) feet but must be screened from view, subject to Article XXIII.
- B. All uses, except for Multi-Shop Retail Uses shall meet the following standards:
1. **Minimum Lot Area.** Twelve-thousand (12,000) square feet.
 2. **Minimum Lot Width.** Forty (40) feet in width at the building line.
 3. **Front Build-To Line.** Five (5) feet maximum distance a building can be constructed from and to front lot line.
 4. **Minimum Side Yards.** Uses shall meet one of the following side yards requirements:
 - a. Detached buildings: There shall be two (2) side yards, one (1) on each side of the main building, neither of which shall be less than five (5) feet wide.
 - b. Semi-detached building: There shall be one (1) side yard which shall be at least five (5) feet wide.
 5. **Minimum Rear Yard.** Twenty five (25) feet.
 6. **Maximum Building Coverage.** Seventy-five (75) percent.
 7. **Maximum Lot Coverage.** Ninety (90) percent.
 8. **Maximum Building Height.** Two (2) stories or thirty (30) feet except minor structural elements, whichever is less. Mechanical equipment can exceed the thirty (30) feet height regulation by five (5) feet but must be screened from view, subject to applicable provisions of Article XXIII.

Section 1203 DESIGN STANDARDS

The following design standards shall apply to all uses, as applicable, in this zoning district:

- A. Lighting, Storage, Buffering and Screening shall be in accordance with Article XXIII.
- B. Signage regulations shall be in accordance with Article XXVI.
- C. Parking and Loading shall be in accordance with Article XXV.
- D. Nonconforming Uses shall be in accordance with Article XXVII.

- E. Natural Resource Protection Standards shall be in accordance with Article XXII.
- F. Olde Towne Design Standards should be followed in accordance with the Borough Subdivision and Land Development Ordinance.
- G. The following access management regulations shall apply:
 - 1. Wherever possible, vehicular access to the property facing King Street shall be via a side street or rear alley in order to avoid additional curb cuts on King Street.
 - 2. Elimination of existing curb cuts on King Street is encouraged in order to reduce traffic conflicts.
 - 3. No new curb cuts on King Street shall be permitted unless the applicant demonstrates, by submission of a report by a qualified traffic engineer, that:
 - a) No other adequate means of necessary vehicular access to the property is possible; and
 - b) The additional curb cut will not increase traffic congestion, traffic conflicts or hazards to pedestrians.