

ARTICLE XIII C2 - ADAPTIVE RE-USE COMMERCIAL DISTRICT**Section 1300 PURPOSE**

The C2 Adaptive Re-Use Commercial District represents the adaptive re-use of single family dwelling and larger residential structures along King Street for commercial and business uses. This development differs in scale and character to that of the other areas along the King Street business corridor. The purpose of this zoning district is:

- A. To allow for the preservation and maintenance of these former residences through permitting their continued commercial use;
- B. To protect the historic character of the Borough through permitting a diversity of uses and encouraging economically viable uses for these structures.

Section 1301 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. Upper Floor Dwelling Unit, as per Section 2423.
 - 9. Forestry, as per Section 2204.
 - 10. 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. Outdoor Café, as per Section 2418.
5. Tavern.
6. Medical or Veterinarian Clinic.
7. Bed and Breakfast, as per Section 2405.
8. Funeral Home, as per Section 2411.
9. Boarding House, as per Section 2406.

Section 1302 AREA AND BULK REGULATIONS

- A. **Minimum Lot Area.** Four thousand (4,000) square feet.
- B. **Minimum Lot Width.** Twenty (20) feet in width at the building line.
- C. **Minimum Front Yard.** Twenty-five (25) feet
- D. **Minimum Side Yards.** Uses shall meet the following regulations:
1. 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.
 2. Semi-detached building: there shall be one (1) side yard which shall be at least five (5) feet wide.
- E. **Minimum Rear Yard.** Twenty-five (25) feet.
- F. **Maximum Building Coverage.** Seventy-five (75) percent.
- G. **Maximum Lot Coverage.** Ninety (90) percent.
- H. **Maximum Building Height.** No building shall exceed three (3) stories or thirty-five (35) feet except minor structural elements, whichever is less. Mechanical equipment can exceed the thirty-five (35) feet height regulation by five (5) feet but must be screened from view, subject to Article XXIII.

Section 1303 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.

