

ARTICLE XIV C3 - TOWN CENTER COMMERCIAL DISTRICT**Section 1400 PURPOSE**

The C3 Town Center Commercial District is designed:

- A. To accommodate uses appropriate to the Malvern Borough Central Business Corridor;
- B. To maintain the Borough's small town character, and the mix of uses which contributes to a healthy business climate and serves the various needs of Borough residents;
- C. To protect the character of neighboring residential areas in the Borough;
- D. To accommodate a pedestrian-oriented environment with smaller scale uses.

Section 1401 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. Dry Cleaner.

2. Tavern.
3. Outdoor Café, as per Section 2418.
4. Medical or veterinarian clinic.
5. Boarding House, as per Section 2406.

Section 1402 AREA AND BULK REGULATIONS

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| A. | Minimum Lot Area. | Three thousand (3,000) square feet. |
| B. | Minimum Lot Width. | Twenty (20) feet at the building line. |
| C. | Front Build-To Line. | Five (5) feet maximum distance a building can be constructed from front lot line. |
| D. | Minimum Side Yards. | None required. |
| E. | Minimum Rear Yards. | Twenty-five (25) feet. |
| F. | Maximum Building Coverage. | Seventy-five (75) percent. |
| G. | Maximum Lot Coverage. | Ninety (90) percent. |
| H. | Maximum Building Height. | The maximum height of buildings and other structures shall not 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 1403 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.

