

**ARTICLE XV            C4 - HIGH INTENSITY COMMERCIAL DISTRICT****Section 1500            PURPOSE**

The purpose of the C4 High Intensity Commercial District is:

- A.     To accommodate larger scale and auto-oriented commercial uses on larger parcels in an area that is more readily accessible by vehicular traffic;
- B.     To allow continuation of the small town character of the C3 Town Center Commercial District in the redevelopment of smaller lots in this district.

**Section 1501            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.     Restaurant.
  - 2.     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.
  - 3.     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.
  - 4.     Business or Professional Office.
  - 5.     Studio.
  - 6.     Bank or similar financial institution.
  - 7.     Upper Floor Dwelling Unit, as per Section 2423.
  - 8.     Forestry, as per Section 2204.
  - 9.     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.     Automatic self-service laundry.
  - 3.     Amusement Center, as per Section 2404.

4. Day Care Center, as per Section 2409.
5. Multi-Shop Retail Use, subject to Section 2417.
6. Tavern.
7. Medical or Veterinary Clinic.
8. Movie Theater.
9. Hotel or Motel.
10. Drive-Through Service, as per Section 2410.
11. Motor Vehicle Sales including used Motor Vehicle Sales.

## **Section 1502 AREA AND BULK REGULATIONS**

A. Multi-Shop Retail, Movie Theater, and Hotel, Motel Uses shall meet the following standards:

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 front lot line (also see Maximum Building Height, below).
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.** Three (3) stories or thirty-five (35) feet whichever is less. However when there is a minimum front yard setback of twenty (20) feet the maximum permitted building height shall be four (4) stories or fifty (50) feet, whichever is less. Mechanical equipment can exceed the height regulation by five (5) feet but must be screened from view, subject to Article XXIII.

B. All uses, except for Multi-Shop Retail, Movie Theater, and Hotel and Motel Uses shall meet the following standards:

1. **Minimum Lot Area.** Four thousand (4,000) square feet.

2. **Minimum Lot Width.** Twenty (20) feet.
3. **Front Build-To Line.** Five (5) feet maximum distance a building can be constructed from front lot line.
4. **Minimum Side Yard.** None required.
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.** 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 1503 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.