

Chapter 110. Zoning

Article IX. RC Residential-Commercial District

§ 110-900. Declaration of legislative intent.

In expansion of the declaration of legislative intent and statement of community development objectives contained in Article I of this chapter, the specific intent of this district is to:

- A. Preserve the character of Main Street by encouraging a compatible mix of residential, office and limited commercial uses in areas of the Borough that are already characterized by a mix of such uses.
- B. Encourage the preservation of existing older buildings by permitting a variety of uses which are compatible with the existing structural types, lot sizes and other physical and visual characteristics of the area and by permitting the conversion of such buildings in a manner which maintains the visual character and architectural scale of existing development within the area.
- C. Protect the character and integrity of residential neighborhoods by minimizing the negative effects of nonresidential development.
- D. Discourage development of those retail commercial uses which would more appropriately be located in the SC Shopping Center District because they require incongruous architectural styles, high volumes of traffic, excessive paved areas or numerous access points.
- E. Provide flexibility to landowners and developers in terms of permitted uses and appropriate density, dimensional, and development regulations for those uses.

§ 110-901. Permitted uses.

Permitted uses in the RC Residential-Commercial District are separated into three classes, according to the intensity of use. Each class of use is subject to specific dimensional and development regulations included in this article.

- A. The following uses are Class 1 low-intensity uses and shall comply with the dimensional regulations in § **110-902A** of this article:
 - (1) Single-family detached dwellings.
 - (2) Single-family semidetached (twin) and two-family detached (duplex) dwellings.
- B. The following uses are Class 2 moderate-intensity uses and shall comply with the dimensional regulations in § **110-902B** of this article:
 - (1) Retail specialty shops for the sale of gifts, antiques, plants, books, jewelry, clothing, or crafts, or similar small, low-volume shops.
 - (2) Repair shops for watches, clocks, optical goods, musical or scientific instruments, or other small appliances.

- (3) Business and professional offices for lawyers, architects, engineers, doctors, dentists, real estate agents, travel agents, employment agencies, computer specialists, and similar occupations.
 - (4) Personal service shops, including barbers, tailors, hairdressers, shoe repair shops, dressmakers, dry cleaning (provided that no cleaning operations are performed on the premises), and other similar occupations.
 - (5) Studios for dance, fitness, art, music, or photography.
 - (6) Religious, educational and similar institutions, in compliance with the provisions of Article **XII** of this chapter.
 - (7) Libraries, historical sites, and museums.
 - (8) Public park, playground, and recreational area not operated commercially for profit.
 - (9) Family day-care home or group day-care home, in compliance with the provisions of § **110-313** of this chapter.
- C. The following uses are Class 3 high-intensity uses and shall comply with the dimensional regulations in § **110-902C** of this article:
[Amended 10-2-2000 by Ord. No. 6-00; 6-5-2006 by Ord. No. 1-06]
- (1) General retail commercial establishments for the sale of dry goods, variety merchandise, food, baked goods, beverages, drugs, hardware, furnishings, and similar items.
 - (2) Banks and other financial institutions, provided that those with drive-through facilities shall comply with the provisions of § **110-904** of this article.
 - (3) Restaurants and other eating or drinking establishments, provided that those with drive-through facilities shall also comply with the provisions of § **110-904** of this article.
 - (4) Service stations or garages for the repair of automobiles, trucks or buses, not including gasoline stations; automobile and truck dealerships; or similar uses, when permitted by conditional use in compliance with § **110-328** of this chapter.
 - (5) Municipal or governmental buildings or uses, including police, fire companies, and ambulance services; public utility; and public transit station.
 - (6) Day-care center, in compliance with the provisions of § **110-313** of this chapter.
- D. Conversion of an existing building to a use otherwise permitted in this district shall be permitted by right only if it complies with the dimensional and development regulations for the proposed use. If the conversion cannot comply with the pertinent dimensional and development regulations, the proposed use may be permitted by the Borough Council as a conditional use, in compliance with the provisions of § **110-903** of this chapter.
- E. Accessory uses, in compliance with § **110-312** of this chapter.

§ 110-902. Dimensional regulations.

- A. The dimensional regulations for all Class 1 uses in this district are as follows:

| Regulation | Single-Family Detached (per unit) | Single-Family Semidetached (per unit) | Two-Family Detached (per 2 units) |
|-------------------|--|--|--|
| Minimum lot area | 7,000 square feet | 3,600 square feet | 8,400 square feet |

| Regulation | Single-Family Detached (per unit) | Single-Family Semidetached (per unit) | Two-Family Detached (per 2 units) |
|--|--|--|--|
| Minimum lot width | 35 feet | 20 feet | 50 feet |
| Maximum building coverage (percent of lot) | 40% | 45% | 35% |
| Maximum impervious surface coverage (percent of lot) | 75% | 75% | 75% |
| Minimum front yard | 10 feet | 10 feet | 10 feet |
| Minimum side yard | 6 feet each | 6 feet (1 side only) | 10 feet each |
| Minimum rear yard | 30 feet | 30 feet | 30 feet |

B. The dimensional regulations for all Class 2 uses in this district are as follows:

| Regulation | Store, Service, Shop, Studio | All Other Uses |
|--|-------------------------------------|-----------------------|
| Minimum lot area | 20,000 square feet | 10,000 square feet |
| Minimum lot width | 40 feet | 40 feet |
| Maximum building coverage (percent of lot) | 40% | 50% |
| Maximum impervious surface coverage (percent of lot) | 75% | 75% |
| Minimum front yard | 10 feet | 10 feet |
| Minimum side yard | 6 feet each | 6 feet each |
| Minimum rear yard | 25 feet | 25 feet |

C. The dimensional regulations for all Class 3 uses in this district are as follows:

| Regulation | General Retail, Bank or Restaurant Without Drive-Through, Municipal Uses | Service Station, Garage, Restaurant or Bank with Drive-Through |
|---|---|---|
| Minimum lot area | 20,000 square feet | 30,000 square feet |
| Minimum lot width | 40 feet | 50 feet |
| Maximum building coverage (percent of lot) [Amended 4-3-2000 by Ord. No. 1-00] | 30% | 30% |
| Maximum impervious surface coverage (percent of lot) [Amended 4-3-2000 by Ord. No. 1-00] | 75% | 75% |
| Minimum front yard | 10 feet | 10 feet |
| Minimum side yard | 5 feet each | 5 feet each |
| Minimum rear yard | 20 feet | 20 feet |

D. Maximum building height for all classes of use: 40 feet. However, structures not intended for human occupancy, such as steeples, silos, towers, chimneys, stacks, mechanical penthouses, etc., may exceed this limit up to a height of 60 feet by conditional use, in compliance with §§ 110-306 and 110-328 of this chapter, provided the front, side and rear yard setbacks are increased by two feet for every one foot of structure height over 40 feet.

E. Maximum lot size. The maximum lot size for all classes of use shall be 40,000 square feet.

[Amended 4-3-2000 by Ord. No. 1-00; 10-7-2002 by Ord. No. 13-02]

- F. Build-to lines. Notwithstanding the requirement for a minimum front yard setback for any class use referenced in this section, no front yard setback for any building shall be greater than the average front yard setback of all buildings within 500 feet of the subject property. It is the intent of this section to require existing buildings to match the setback of existing buildings within the district.

[Added 10-2-2000 by Ord. No. 6-00]