

Borough of Hatboro, PA
Tuesday, February 3, 2026

Chapter 27. Zoning

Part 12. RC-2 RETAIL COMMERCIAL DISTRICT

§ 27-1201. Declaration of Legislative Intent.

[Ord. 761, 8/26/1985, § 1200; as amended by Ord. 798, 6/27/1988; by Ord. 859, 9/30/1991; and by Ord. 1015, 1/28/2013]

1. In expansion of the "Declaration of Legislative Intent" contained in § 27-103 of this chapter and the "Community Development Objectives" contained in § 27-105 of this chapter, it is hereby declared to be the intent of this Part with respect to RC-2 Retail Commercial District to establish reasonable standards of performance and promote the desirable benefits which retail commercial uses, professional and business offices, and mid-rise multi-family development will have upon the development and potential development of the Central Business District of the Borough of Hatboro.

§ 27-1202. Use Regulations.

[Added by Ord. 1015, 1/28/2013^[1]]

1. In the RC-2 Commercial District, a building or structure may be erected, altered, or used, and a lot or premises may be used or occupied, for any of the following uses and no other:
 - A. Retail sale of dry goods, general merchandise, clothing, food, flowers, beverages, pharmaceuticals, household supplies or furnishings; sale or repair of jewelry, watches, clocks, optical goods, or musical, professional or scientific instruments.
 - B. Shops for personal services such as: barbershop, beauty parlor, dry-cleaning and pressing pickup station, tailor shop, and shoe repair shop. A dry-cleaning plant shall be permitted only by special exception granted by the Zoning Hearing Board.
 - C. Restaurant, tearoom, cafe, taproom, or similar establishment serving food and/or beverage, and having facilities for the indoor seating of their patrons, but without drive-in or drive-through service; nor shall drive-in or drive-through facilities be permitted as an accessory use under Subsection 1M.
 - D. Business or professional office, studio, bank, gym, health club and financial institution, telephone exchange or other public utility office, passenger station for public transportation.
 - E. Club, fraternal organization, lodge.
 - F. Greenhouse, nursery sales yard.
 - G. Indoor theater.
 - H. Newspaper publishing and job printing.
 - I. Educational, religious or philanthropic use, subject to the provisions of § 27-420 of this chapter.

- J. Licensed day-care center.
- K. Housing for the elderly, subject to additional standards as set forth in Part 16 of this chapter.
- L. Mid-rise apartments, subject to development regulations as set forth in § 27-1207 of this Part.
- M. Accessory uses as authorized by the general regulations of this chapter, including dwelling units, shall be located at or above the second-story level and shall not be more than 50% of the total lot area. No on-ground or in-ground private swimming pools are permitted as an accessory structure to any of the permitted uses in this zoning district.
- N. The following uses when authorized as a special exception, subject to the provisions of applicable sections of this chapter:
 - (1) Any use of the same general character as any of the above permitted uses.
 - (2) Funeral home.
 - (3) Animal hospital, pet shop, kennel; provided there is adequate provision made for disposal of animal waste, suppression of noise and control of odor.
 - (4) Hand or automatic self-service laundry, provided there is adequate provision made for water disposal.
 - (5) Hospital, health care facility, subject to regulations as set forth in § 27-420 of this chapter.
 - (6) Pay parking lot.
 - (7) Child day-care center.

2. Area, Width and Yard Regulations.

[Added by Ord. 1033, 5/23/2016]

- A. Front Yard. A front yard of not less than five feet measured from the right-of-way line to the building foundation wall nearest to the right-of-way line. A front yard shall be that yard that extends from the right-of-way line to the nearest wall of the principal building. Parking shall not be permitted in any front yard closer than 10 feet to any right-of-way line.

[1] *Editor's Note: This ordinance also provided for the renumbering of former §§ 27-1202 through 27-1206 as §§ 27-1203 through 27-1207, respectively.*

§ 27-1203. Area, Width, and Yard Regulations for Retail Commercial Uses.

[Ord. 761, 8/26/1985, § 1202; as amended by Ord. 798, 7/27/1988]

- 1. Lot Area. A lot area of not less than 5,000 square feet shall be permitted in the RC-2 Commercial District, except as provided in § 27-1206 of this Part.
- 2. Lot Width. A width of not less than 50 feet measured at the building line.
- 3. Coverage. Total building coverage of not more than 60% of the total lot area. Coverage includes accessory use buildings.
- 4. Front Yard. A front yard of less than five feet measured from the right-of-way line to the building foundation wall nearest to the right-of-way line. A front yard shall be that yard that extends from the right-of-way line to the nearest wall of the principal building. Parking shall not be permitted in any front yard closer than 20 feet to any right-of-way line.
- 5. Rear Yard. A rear yard of not less than 25 feet measured from the building foundation wall at the nearest point to the rear property line. A rear yard is that yard directly opposite the front yard.

6. **Side Yards.** No building or structure shall be erected nearer than five feet to any side property line measured from the nearest foundation wall to the property line, except as provided in § 27-603, Subsection 1B(6), herein.
7. **Accessory Building/Structure Restrictions.** Accessory buildings and structures may be erected at least 10 feet to the rear of the building line, and no less than 10 feet from the rear property line. Accessory buildings and structures may be erected no less than four feet from any side property line. No accessory building may be erected nearer than eight feet from any other existing building on the same or adjoining lot. Provision must be made for the disposal of roof water onto the same lot or directly to the nearest storm sewer.

§ 27-1204. Height Regulations.

[Ord. 761, 8/26/1985, § 1203; as amended by Ord. 1039, 10/10/2016]

1. The maximum height of any building or structure erected or enlarged in this district shall be:
 - A. For any permitted use: 35 feet, except as otherwise permitted in § 27-413 and in § 27-1206, Subsection 1H, of this chapter.
 - B. For any building accessory to any of the permitted uses: 15 feet.

§ 27-1205. Development Regulations for Retail Commercial Uses.

[Ord. 761, 8/26/1985, § 1204]

1. The following additional regulations shall apply in the RC-2 Commercial District:
 - A. **Building Floor Area.** No building may be erected, altered, or used for any uses permitted in § 27-1102 herein that has a usable floor area of less than 1,500 square feet, all on the same level. The first floor level shall be at or within five feet above the mean level of the lot upon which the building is situated.
 - B. **Building Width.** No building may be erected, altered, or used for any of the uses permitted in § 27-1202 herein, having a usable width of less than 19 feet. Width shall be the distance measured parallel to the building line on which a building fronts.
 - C. **Residential Use Restrictions.** No building containing residential uses, other than mid-rise apartments, shall be erected, altered, or occupied with less than 15 feet of clear space between any window of a habitable room and a property line or building wall.
 - D. **Off-Street Parking.** No parking lot or area for off-street parking, or for storage of motor vehicles, shall abut directly upon a public street or highway. Each such area shall be separated from a public street or highway by a raised curb, planting strip, wall, or other suitable barrier against unchanneled vehicular entrance or exit, except for necessary accessways or driveways.
 - E. **Access to Public Streets or Highways.** Each separate use, group of uses or buildings, constructed as part of an integrated plan shall have not more than two accessways to any one public street or highway, and, where practicable, access to parking areas shall be provided by a common service driveway or a minor public or private street, in order to avoid direct access on a major public street or highway.
 - F. **Buffer Area.** Any commercial development within an RC-2 Retail Commercial District shall have a permanent landscaped planting area of at least 15 feet in depth designed for screening from view any residential, office, or industrial uses which adjoin the retail commercial development.

§ 27-1206. Development Regulations for Mid-Rise Apartment Uses.

[Ord. 761, 8/26/1985, § 1205]

1. Mid-rise apartments may be permitted in an RC-2 Retail Commercial District as a conditional use with approval of Borough Council, after review by the Borough Planning Commission, subject to the following standards:
 - A. Acreage and Density Requirement. The following minimum acreage and maximum density shall apply to a mid-rise apartment development:
 - (1) A proposal for mid-rise apartments shall have a minimum tract area of three acres.
[Amended by Ord. 1039, 10/10/2016]
 - (2) The maximum permitted density shall be 30 dwelling units per acre.
 - B. Overall Plan Required. The developer shall prove to the satisfaction of Borough Council that he has considered and provided for and that the development shall be executed in accordance with the following conditions:
 - (1) If the development is to be carried out in stages, that each stage has been so planned that the foregoing requirements and the intent of this chapter shall be fully complied with at the completion of any stage.
 - (2) That he has provided to the Borough of Hatboro a proper completion guarantee in the form of a bond or the deposit of funds or securities in escrow to cover the cost of the improvements by a completion date satisfactory to the Borough of Hatboro.
 - C. Coverage. Total building coverage of not more than 15% of the total lot area. Coverage includes accessory use buildings.
 - D. Setback from Public Streets or Highways. There shall be a setback from the right-of-way line of each public street or highway on which the mid-rise apartment development abuts, which shall not be less than 25 feet in depth measured from the right-of-way line to the foundation wall nearest to the right-of-way line. Buildings in excess of 55 feet in height shall be set back an additional one foot for each additional one foot in height.
 - E. Setback from Property Lines. There shall be a setback of not less than 25 feet from any property line which adjoins the development, measured from the nearest foundation wall to the property line.
 - F. Distance Between Buildings. In the case of two or more buildings in a mid-rise apartment development, the horizontal distance between any two buildings, measured from the building foundation wall at the nearest point to the nearest adjoining building foundation wall, shall not be less than twice the height of the taller building, except:
 - (1) For any two exterior facing walls, neither of which has any windows, serving an apartment unit, the minimum distance between the buildings shall be at least one-half the height of the taller building.
 - G. Parking. Not less than two off-street automobile parking spaces shall be required for each dwelling unit. Such parking area shall be placed so as not to interfere with any recreation or service area, and shall not be less than 25 feet from property lines or public street or highway right-of-way lines. In all cases, a developer shall be encouraged to provide subgrade, decked parking garages of at least two levels to serve the potential residents of the development.
 - H. Height of buildings. No building in a mid-rise apartment development shall exceed the height of 65 feet.
[Amended by Ord. 1039, 10/10/2016]

- I. Service. Areas for loading and unloading of delivery trucks and other vehicles and for the collection of refuse, delivery of fuel and other service shall be provided as specified in Part 20 herein, and shall be so arranged that they may be used without blockage or interference with the use of accessways or automobile parking facilities.
- J. Access. Provisions shall be made for safe and efficient ingress and egress to and from public streets and highways serving the mid-rise apartment(s) without undue congestion to or interference with normal traffic flow. The Borough Planning Commission shall satisfy itself as to the adequacy of the surrounding public streets and highways to carry additional traffic generated by the mid-rise apartment development, as well as the adequacy of street frontage of the proposed mid-rise apartment development; and shall address their findings to the Borough Code Enforcement Officer and to Borough Council before any permit is issued.
- K. Utilities. All mid-rise apartment dwelling units shall be served by a public sanitary sewage disposal system and public water supply. All utility lines (electric, telephone, TV cable, etc.) serving a mid-rise apartment shall be placed underground.
- L. Lighting Facilities. Lighting facilities shall be provided as needed and shall be arranged in a manner which will protect public streets and highways, and neighboring properties from glare or hazardous interference of any kind. Lighting facilities shall be required when deemed by the Borough Planning Commission necessary for the safety and convenience of mid-rise apartment residents.
- M. Buffer Area. The mid-rise apartment development shall have a permanent landscaped planting area of at least 15 feet in depth designed for screening from view any residential, commercial, office, and industrial uses which are adjoining the mid-rise apartment development.
- N. Recreation and Open Space. The developer shall provide a minimum of 25% of the total site area as usable open space for the community areas, playgrounds and tot lots and other services and amenities necessary for the comfort and convenience of the mid-rise apartment residents.
- O. Plantings. Shade trees and other plantings shall be provided as the Borough Planning Commission shall deem necessary or appropriate in all open space and buffer areas in the mid-rise apartment development. The developer shall make provisions for the continuing care of any such trees, shrubs, and open space areas within the mid-rise apartment development.

§ 27-1207. Procedural Requirements.

[Ord. 761, 8/26/1985, § 1206]

1. The following information shall be shown on plans submitted for approval in addition to the requirements of the Land Subdivision Ordinance [Chapter 22]:
 - A. Floor area in square feet for each apartment dwelling unit.
 - B. Number of bedrooms per apartment dwelling unit.
 - C. Total number of apartment dwelling units per building.
 - D. Total number of acres in the proposed plan.
 - E. Total number of off-street automobile parking spaces.
 - F. Exterior vertical and horizontal building dimensions.
 - G. Total ground floor area of each building.