

## Chapter 27. Zoning

### PART 3. DISTRICTS

#### § 319. Traditional Town Neighborhood (Conservation).

[Ord. 1968, 9/8/2003, § 319; as amended by Ord. 2042, 8/13/2007]

1. Intent: To preserve and enhance historic neighborhoods that are predominantly residential, but also have a small number of stores and offices mixed in with the housing.

2. Permitted Uses.

[Amended by Ord. 2110, 5/13/2013; and by Ord. No. 2209, 12/13/2021]

- A. The following uses are generally permitted:

Apartment/Condominium (minimum 2,400 square feet on ground floor)

Single-family detached dwelling

Single-family semidetached dwelling

Municipal-owned parks, playgrounds, and other similar uses deemed appropriate by the Council

- B. The following uses are specifically permitted within existing commercial units if the property abuts King Street, North Hanover Street, High Street, North Charlotte Street, South Washington Street, Moser Road, South Keim Street, and Armand Hammer Boulevard:

Office (except client-based social service provider)

Direct retail, if the use does not exceed 3,000 square feet and the daily hours of operation are confined to 9:00 a.m. until 8:00 p.m.

Direct service, if the use does not exceed 3,000 square feet and the daily hours of operation are confined to 9:00 a.m. until 8:00 p.m.

Restaurant, nonalcoholic, if the daily hours of operation are confined to 8:00 a.m. until 10:00 p.m.

3. Conditional Uses (See Conditional Uses — Sections 400-401).

Cemetery

Church

Child care facility

Dwelling – single-family attached

Massage therapy center

[Added by Ord. No. 2183, 4/8/2019]

School

Social club

Utility company operational facility

Uses of the same general character as those listed in this chart, with the same or lesser impact on the community as determined by Borough Council

4. Accessory Uses.

[Amended by Ord. 2064, 7/13/2009; by Ord. 2067, 12/14/2009; by Ord. No. 2187, 7/8/2019; and by Ord. No. 2219, 11/14/2022]

Dumpster (routine collection)

Dumpster (special collection)

Garage – private

Greenhouse

Home occupation

Municipal or civic accessory use/structure

Outdoor dining area (by conditional use)

Parking lot

Solar energy equipment

Storage shed (maximum 120 square feet)

Swimming pool

5. Existing Building Conditional Uses (See Section 402).

[Amended by Ord. 2085, 9/12/2011; and by Ord. No. 2209, 12/13/2021]

A. Any existing nonresidential building:

Office (except client-based social service provider)

Office (except client-based social service provider) on the first floor with an apartment/condominium on the upper floors

Direct retail

Direct service

Restaurant, nonalcoholic

B. Any existing nonresidential principal building consisting of two or more stories with a minimum of 2,500 square feet on the ground floor (as of the enactment date of Ordinance 2085, 9/12/2011):

Apartment/Condominium

C. Any existing apartment/condominium:

Office (except client-based social service provider), solely, or with an apartment/condominium on the upper floors

6. Special Exceptions (see Section A319).

[Amended by Ord. 2136, 5/11/2015; and by Ord. 2138, 6/8/2015]

Adult day care

Bed-and-breakfast/tourist home

Boarding home

Group home

Personal care home