

23-19 - C-2 Secondary commercial district.

- (a) Purpose. The purpose of the C-2 District is to encourage a variety of commercial uses, moderate density residential uses, and other appropriate uses which support and reinforce the primary retail district and that fit with the purpose as set forth in section 23-3 of this chapter.
- (b) Uses Permitted by Right. Each of the following principal uses and their accessory uses are permitted by right in the C-2 Secondary Commercial District, provided that the use type, dimensional, and all other applicable requirements of this chapter are satisfied. Any change in use, occupancy, or purpose, on a property within the Historic District shall be reviewed by borough staff, who may make recommendations to borough council, including the imposition of conditions, in connection with any requests for a certificate of appropriateness under the HARB ordinance. Borough council shall have the power to impose those conditions on the approval of a certificate of appropriateness, as recommended by borough staff.
  - (1) The retail sale of dry goods, variety and general merchandise, clothing, food, flowers, beverages, drugs, household goods, supplies or furnishings, and the sale and repair of jewelry, watches, clocks, optical goods, radios and televisions, or musical, professional, or scientific instruments are permitted by right, unless that use is listed in subsection (c), Special Exception Uses, below.
  - (2) Business offices, banks, financial services, medical office buildings, professional offices, and professional/administrative services.
    - (A) Uses may not include a drive in/through facility without meeting the special exception requirements for a land use with a drive in/through facility as outlined in section 23-29 of this chapter.
  - (3) Commercial indoor recreation.
  - (4) Commercial warehousing and storage, when incidental to a retail use. The warehousing and storage shall be related to that retail use and serving no other facility.
  - (5) Essential public uses including, but not limited to, arts centers, offices for a civic organization, museum, library, and post office (not including a post office distribution center).
  - (6) Group home. [See subsection 23-29(c)(22)]
  - (7) Hotel/motel.
  - (8) Movie theater.
  - (9) Nursery/greenhouse.
  - (10) Residential uses—Any use allowed as a by right use in the R-3 Zoning District.

- (11) Outdoor recreation, including public parks, private membership clubs (i.e. swimming, skate parks, tennis), and picnic groves.
  - (12) Restaurant, without drive in/through service.
  - (13) Parking facilities.
  - (14) Brewpub.
  - (15) Microbrewery.
  - (16) Nanobrewery.
  - (17) Regional brewery.
  - (18) Wine bar/BYOF.
  - (19) Personal Service.
  - (20) Alternative learning center.
  - (21) Revitalization/Additional uses of properties, pursuant to section 23-19(k).
- (c) Special Exception Uses. Each of the following principal uses and their accessory uses may be permitted in the C-2 Secondary Commercial District by the zoning hearing board in accordance with the standards contained in section 23-29 of this chapter:
- (1) Adult day care center;
  - (2) Adult entertainment uses;
  - (3) Animal hospital/ kennel;
  - (4) Auditorium/theater;
  - (5) Automobile oriented uses and automobile sales;
  - (6) Bar/tavern;
  - (7) Bus station/terminal;
  - (8) Commercial outdoor recreation;
  - (9) Fast food restaurant;
  - (10) Fire station;
  - (11) Health club;
  - (12) Hospital;
  - (13) Institutional uses—Class I or Class II;
  - (14) Land uses with a drive in/drive-through feature;
  - (15) Open air seasonal market;
  - (16) Planned development;
  - (17) Public uses that are not otherwise listed herein;

- (18) Rooming house/boarding house;
  - (19) Warehouse and industrial uses—Limited to the following uses:
    - (A) Major auto repairs;
    - (B) Recycling collection facilities;
    - (C) Radio/television transmitter;
    - (D) Truck or bus repair.
  - (20) Telephone exchange building;
  - (21) Tennis club.
- (d) Conditional Use—RC Neighborhood Development (RCND).
- (1) Purpose. The RCND is designed for the redevelopment of large tracts situated within the C-2 Secondary commercial district in order to foster the creation of human scaled, pedestrian friendly, residential and mixed use neighborhoods, including appropriate dimensional requirements, yard requirements and design standards.
  - (2) Applicability.
    - (A) RCND requires conditional use approval, subject to the requirements of section 23-29.
    - (B) RCND is mandatory for all tracts within the C-2 Secondary commercial district that have a minimum lot area, as defined in section 23-7, of four acres. The dimensional requirements, yard requirements and design standards in this subsection (d) shall apply.
    - (C) If any provisions of this subsection (d) differ from or conflict with the provisions of other sections of the zoning ordinance or of the subdivision and land development ordinance, the provisions in this subsection (d) shall control.
  - (3) Uses.
    - (A) In addition to all other principal uses permitted by the provisions of section 23-19, a building may be erected, altered or used and land may be used or occupied for one or more of the following principal uses, subject to the design standards of subparagraph (6) or (7) of this subsection (d), as applicable:
      - (i) Single-family detached dwelling.
      - (ii) Single-family semi-detached; two-family detached dwellings.
      - (iii) Single-family attached dwelling (townhouse).
      - (iv) Mixed-use building.
    - (B) Attached accessory garage.
    - (C) Any of the accessory uses and structures provided for in section 23-30.

(4) Dimensional Requirements.

(A) Lot Area, Width, Building Coverage, Impervious Surface Coverage and Height Regulations. Each of the dimensional requirements in Table 12-A shall apply to each RCND.

TABLE 12-A  
 DIMENSIONAL REQUIREMENTS  
 RC Neighborhood Development

	Minimum Lot Area  (square feet)	Minimum Lot Width***  (feet)	Max. Building Coverage  (Percent)	Max. Building Height (feet)	Max. Impervious Surface Coverage  (Percent)
Single-Family Detached Dwelling*	5,000***	40	50	35	65
Single-Family Detached Dwelling; Two-Family Detached Dwelling*	2,000**	22	70	35	80
Single-Family Attached Dwelling (townhouse)	1,800**	20	70	35	90

Attached Accessory Structure****	N/A	N/A	p/o max. for dwelling	25	p/o max for dwelling
Mixed-Use Building	5,000 (per building)	35	60	60	90

\* Dwellings shall also comply with the requirements of chapter 8, Housing.

\*\* Per dwelling unit for residential uses.

\*\*\* Measured at the minimum front yard listed in subsection 23-15(g) for the particular use.

\*\*\*\* Garages which are attached to residential dwellings.

(5) Minimum Yard Requirements.

(A) Each of the minimum yard requirements in Table 13-A shall apply to each RC Neighborhood Development.

TABLE 13-A  
MINIMUM YARD REQUIREMENTS  
RC Neighborhood Development

	Minimum Front Yard (feet)	Minimum Side Yards		Minimum Rear Yard (feet)
		One (feet)	Total (Feet)	
Principal Residential Uses	10	4	8	20
Attached Accessory Structure†	N/A	4‡	8	4
Mixed-Use	10	5	15	25

† Garages which are attached to residential dwellings.

‡ Side yards may be reduced to zero feet when a residential dwelling or attached accessory structure adjoins the same kind of structure on an adjacent lot.

(6) Residential Design Standards. All residential uses shall comply with the following design standards.

(A) Central Green.

- (i) Neighborhoods composed of thirty residential dwellings or greater shall have a central green for the use and enjoyment of the neighborhood residents. The central green shall be no less than ten thousand contiguous square feet in size.
- (ii) The central green shall have at least one deciduous shade tree shall be provided for every one thousand square feet of area. Each tree shall be at least two to two and one half inches in caliper at the time of planting.
- (iii) Shrubbery shall be planted on the edges of the central green where it abuts a neighborhood street, alley or vehicular court to visually define its edges. At least one shrub shall be provided for every two hundred square feet of area. Each shrub shall be at least twenty-four inches in height at the time of planting. Shrubs shall be selected which can be maintained at an approximate height of thirty-six to forty-two inches at maturity.
- (iv) Pedestrian walkways shall be no less than sixty inches in width and shall be composed of brick, decorative concrete pavers, patterned and/or colored concrete or a combination thereof.
- (v) Central greens, and all improvements therein, shall be owned and maintained by a homeowner or community association in accordance with the provisions of subsection (d)(8)(A).

(B) Frontage on a Central Green.

- (i) Neighborhoods composed of thirty or more residential dwellings may have up to twenty-five percent of the lots without frontage on a public street, provided that all such lots have frontage on the central green and are serviced by rear alleys.
- (ii) In addition to the two off-street parking spaces required by subsection (d)(6)(G), at least one off-street parking space shall be provided for every two lots that do not have frontage on a public street.
- (iii) When a central green abuts a vehicular court, off-street parking spaces shall be provided adjacent to, but not within, the central green.

- (iv) Off-street parking spaces accessed from a vehicular court may be perpendicular or parallel to the cartway.

(C) Neighborhood Streets.

- (i) Neighborhood streets shall have a right-of-way fifty feet in width.
- (ii) Neighborhood streets shall have a paved cartway of thirty-two feet in width with on-street parking on both sides.
- (iii) Grass strips which are four and one-half feet in width shall be provided on both sides of a neighborhood street. Grass strips shall be parallel and adjacent to the curb line. Sidewalks shall be provided parallel to the street and grass strip.
- (iv) Sidewalks shall be provided parallel to the street and grass strip on each side of a street where residential dwellings or associated off-street parking facilities are proposed.
- (v) Sidewalks shall be no less than four feet in width and be composed of poured-in-place concrete, brick, decorative concrete pavers, patterned and/or colored concrete or a combination thereof. At least twenty percent of the total area of sidewalks parallel to streets shall be composed of brick, decorative concrete pavers, patterned concrete, colored concrete or a combination thereof.
- (vi) Street trees shall be planted within the grass strips on both sides of a street at intervals no greater than forty feet. Street trees are intended not only to provide shade along streets, but also to reduce wind, glare, pollution and heat island effects.
- (vii) Each street tree shall be at least two to two and one-half inches in caliper at the time of planting.
- (viii) A neighborhood street may be terminated by a vehicular court, in lieu of a cul-de-sac, provided that the length of the cartway from the closest intersecting street to the nearest edge of the vehicular court does not exceed two hundred feet.
- (ix) Ornamental street lights shall be provided on each side of a street where residential dwellings or associated off-street parking facilities are proposed.

(D) Vehicular Courts.

- (i) Vehicular courts shall be designed with sufficient area to enable passenger vehicles and small delivery vehicles to make a three-point turn.
- (ii) Vehicular courts shall be surfaced with a combination of poured in place concrete, decorative concrete pavers, patterned concrete or a combination thereof. Concrete surfaces shall be divided into sections no greater than twelve square feet in area.

- (iii) If required by the Fire Chief, an emergency accessway, free of obstructions, with a compacted aggregate base no less than fifteen feet in width, capable of supporting an emergency vehicle shall be provided as a secondary means of vehicular access. Such emergency accessways shall be permitted to exist on private lots within the required side yard area. The surface of the aggregate base may be covered with soil and planted with an all season vegetative ground cover, paved with a pedestrian walkway or combination thereof.
  - (iv) Breakaway or sleeved/removable bollards may be used to block non-emergency access to an emergency accessway.
  - (v) Vehicular courts, and all improvements therein, shall be owned and maintained by a homeowner or community association in accordance with the provisions of subsection (d)(8)(A).
- (E) Alleys.
- (i) Alleys shall have a public right-of-way sixteen feet in width. The entire width of the right-of-way shall be improved with an aggregate base as required for cartway construction.
  - (ii) Alleys shall have a paved cartway not greater in width than sixteen feet or less than twelve feet in width. The paved cartway shall be sixteen feet in width where it intersects a street. The cartway may taper in width from sixteen feet to twelve feet over a horizontal distance of no less than fifty feet as measured from the nearest edge of the intersecting street.
  - (iii) Where alleys intersect streets, the radius provided at the edge of the paved cartway shall be no less than fifteen feet.
  - (iv) Alleys shall be designated for one-way or two-way traffic, as determined by the Borough Council.
  - (v) Underground utilities should be located, to the extent practicable, within the right-of-way of the alleys. If utility providers will not comply with this guideline, written notice must be provided to the Borough Council.
  - (vi) Alleys shall have a minimum illumination of 0.2 footcandles.
- (F) Rear Loaded Garages.
- (i) All garages in residential neighborhoods shall be serviced by alleys.
  - (ii) Garages shall be located at least four feet, but no further than sixteen feet from the alley right-of-way.
  - (iii) Garage parking spaces shall be counted as off-street parking spaces and the declaration required by subsection (d)(8)(A) shall prohibit conversion of a garage to

use for storage only.

(G) Off-Street Parking.

- (i) No less than two off-street parking spaces shall be provided for each residential dwelling.
- (ii) All off-street parking areas shall be accessed from an alley or a vehicular court. All such parking areas shall be exempt from compliance with the general provisions of sections 23-66 and 23-67.
- (iii) To reduce impervious coverage, paved wheel strips may be used in off-street parking areas. Wheel strips shall be at least eighteen inches in width. An all season vegetative groundcover shall be used in between the wheel strips.
- (iv) Off-street parking spaces accessed from an alley shall be perpendicular to the cartway.

(H) Ornamental Street Lights.

- (i) Ornamental street lights shall be substantially identical in style, size and color to the existing ornamental street lights within the central business district of the borough; provided, however, that fixtures from other manufacturers will be considered.
- (ii) Ornamental street lighting shall be subject to the provisions of section 23-56.
- (iii) Electrical service for ornamental street lighting shall be coordinated with respect to street tree planting so as to avoid tree/utility conflicts.

(I) Houses should enhance the street experience of the pedestrian and should present a welcoming face to the street or other public areas through porches, stoops, doorways and well proportioned windows. All garages shall exhibit the same high standard of design and materials as the houses.

(J) Houses should define and protect private space. The effective design of houses and of screening can contribute to the quality of private space by avoiding direct views into adjacent homes and shielding rear yards and gardens from outside eyes.

(K) Houses should exhibit balance and restraint while creating variety and interest. Neighborhood streets shall be comprised of houses that create visual interest through varied massing, fenestration, materials and color while respecting the architectural heritage of the borough and eastern Pennsylvania.

(L) Materials.

- (i) Exterior building walls shall be finished in high-quality building materials such as brick, stone, synthetic stone, stucco, or siding made of fiber-cement, vinyl or wood.

- (ii) Foundation walls and piers shall be finished with stucco, brick, formed concrete with brick textured finish, stone or synthetic stone.
- (iii) Chimneys shall be faced with stucco, brick, synthetic stone, stone or siding made of fiber-cement, vinyl or wood.
- (iv) Foundation walls of stoops and porches must be consistent with the foundation treatment of the building.

(M) Fenestration.

- (i) The design and articulation of windows and doors should be kept simple. Windows may be divided by muntins or grilles into actual or simulated multiple panes.
- (ii) When exterior shutters are used, they shall be sized and mounted appropriately to fit their window. It is inappropriate to mount a single shutter on a double window.

(N) Porches and Stoops.

- (i) Porches and stoops are central to the character of a traditional neighborhood. Porches foster a friendly community with enhanced chances for greeting passers-by, and a safer neighborhood with "eyes on the street." Porches and stoops provide an opportunity to create a transition between the public life of the street and the private life of the home.
- (ii) A minimum of twenty-five percent of the residential dwellings shall include a front door accessed via a front porch.
- (iii) A minimum of twenty-five percent of the residential dwellings shall include a front door accessed via a stoop.
- (iv) Stoops shall be concrete or masonry.
- (v) Porch posts and piers may be finished with wood, stucco, stone, simulated stone or brick.
- (vi) Balustrades may be made of wood, large section aluminum or plastic product.

(7) Mixed-Use Building Design Standards. All mixed-use buildings shall be defined as and comply with the following design standards.

(A) Uses.

- (i) Mixed-use buildings shall have two or more uses.
- (ii) The use or uses on the ground floor shall be different from the use or uses of the upper floors.
- (iii) Uses may include all primary and accessory uses permitted by right in subsection 23-19(b) of the zoning ordinance, provided that accessory uses shall be on the same floor as the principal use except as provided in subsection (d)(7)(A)(iv) below.

- (iv) No residential dwelling units shall be permitted on the ground floor; however, uses which are accessory to residential dwellings such as an entrance lobby, foyer, stair tower or mechanical room may be located on the ground floor.
  - (v) Multifamily residential dwellings shall be permitted on all floors other than the ground floor.
- (B) Off-Street Parking.
- (i) Off-street parking requirements for individual uses within a mixed-use building shall be determined in accordance with the standards outlined in section 23-65 and shall comply with the requirements of sections 23-66 and 23-67.
  - (ii) At least one deciduous shade tree shall be provided within parking areas for every ten parking spaces. All such trees shall be two to two and one-half inches in caliper at the time of planting.
- (C) Sidewalks.
- (i) Sidewalks shall be provided along neighborhood streets as defined in subsection (d)(6)(C) above and shall be no less than four feet in width and composed of poured in place concrete, brick and/or decorative concrete pavers. At least twenty percent of sidewalks parallel to neighborhood streets shall be composed of brick or decorative concrete pavers.
- (D) Ornamental Street Lights.
- (i) Ornamental street lights shall be substantially identical in style, size and color to the existing ornamental street lights within the central business district of the borough, provided, however, that fixtures from other manufacturers will be considered.
  - (ii) Ornamental street lighting shall be subject to the provisions of section 23-56.
  - (iii) Electrical service for ornamental street lighting shall be coordinated with respect to street tree planting so as to avoid tree/utility conflicts.
- (8) Common Maintenance Areas.
- (A) Where common areas are part of an RCND, a homeowner or community association shall be formed and shall be responsible for maintenance of all common areas and any improvements therein, such as central greens, vehicular courts, parking areas, private alleys, street trees, sidewalks, storm water management facilities or other similar improvements. The documents that create the association shall provide that common areas may be subject to an offer of dedication to the borough and they shall establish the right, but not the obligation, of the borough to maintain these areas should the association fail or refuse to do so and the right of the borough to assess the cost of

such maintenance against the members of the association and the right to collect said costs (including attorneys fees) by, among other remedies, a municipal lien against the dwelling units and common areas in the RCND. The association shall be formed pursuant to the Pennsylvania Uniform Condominium Act or the Pennsylvania Uniform Planned Communities Act. The declaration for the association shall be submitted to the borough solicitor for review and approval a minimum of thirty days before the final plan is recorded and as a condition of plan approval. If, within those thirty days, the borough solicitor determines, in writing, that that the declaration is not in acceptable form to the borough, the plan shall not be recorded until acceptable revisions are made to the declaration.

(e) Accessory Uses.

- (1) Each accessory use in the C-2 Secondary Commercial District shall comply with the minimum yard requirements contained in subsection (g) of this section.
  - (2) Each of the following accessory uses shall be permitted, in conjunction with primarily non-residential uses, in the C-2 Secondary Commercial District only if such use complies with the relevant standards contained in section 23-30 of this chapter:
    - (A) Accessory structure or use, accessory apartment;
    - (B) Bar only if accessory to a restaurant;
    - (C) Fence and wall;
    - (D) No-impact home based business;
    - (E) Off-street parking, in accordance with article VII of this chapter;
    - (F) Radio/television receiver;
    - (G) Signs, in accordance with article VI;
    - (H) Temporary structure or use;
    - (I) Other accessory uses and structures which are clearly customary and incidental to the principal use;
    - (J) Outdoor café/restaurant, only if accessory to a restaurant.
  - (3) Accessory uses and structures for primarily residential land uses, as listed in section 23-30, will comply with the minimum yard requirements contained in subsection (g) of section 23-15, R-3 Zoning District.
- (f) Each of the following accessory uses are prohibited in the C-2 District:
- (A) Any use which violates a provision of article IV or V of this chapter;
  - (B) Unscreened outdoor storage.
- (g) Lot area, width, building coverage, impervious surface coverage and height regulations. Each

of the following dimensional requirements shall apply to each use in the C-2 Secondary Commercial District, except as specifically provided for in this chapter:

TABLE 12 — DIMENSIONAL REQUIREMENTS — C-2 DISTRICT					
	Minimum Lot Area*	Minimum Lot Width	Max. Building Coverage	Max. Building Height	Max. Impervious Surface Coverage
All Non-Residential Uses	5,000 (per building)	35	60	35	90
Alternative Learning Center**	32,000	100	30	35	90
Residential Uses*	(Same as requirements as the R-3 Medium Density Residential District)				
Group Home					

\* Housing units shall also comply with the requirements of the Kennett Square housing code.

\*\* Alternative learning centers shall be subject to the requirements contained in subsections (j)(2) and (j)(5) hereof (regardless of whether new development is proposed or not), provided that under the requirements of (j)(2) a designated drop-off and pick-up plan shall also be required for approval by the borough planning commission, with the advice of the borough engineer.

(h) Minimum Yard Requirements. Each of the following minimum yard requirements shall apply to each use in the C-2 Secondary Commercial District, except as specifically provided for in this chapter:

TABLE 13 - MINIMUM YARD REQUIREMENTS - C-2 DISTRICT

	Minimum Front Yard (feet)	Minimum Side Yards		Minimum Rear Yard (feet)
		One (feet)	Total (feet)	
All Uses	10	5	15	25

- (i) All development within this district must front onto a street classified as a principal local street, or higher as defined by Chapter 18, Subdivisions, of the Municipal Code of the Borough of Kennett Square.
- (j) The following additional development regulations shall apply for any development proposed in the C-2 Secondary Commercial District:
  - (1) Utilities. All utility lines (electrical, telephone, etc.) shall be placed underground.
  - (2) Access. Provision shall be made for safe and efficient ingress and egress to and from public streets and highways serving the C-2 Secondary Commercial District development without causing undue confusion or interference with the normal traffic flow. The borough planning commission, with the advice of the borough engineer, shall satisfy itself as to the adequacy of the thoroughfares and access points intended to accommodate the traffic generated by the proposed C-2 Secondary Commercial District development, as well as to the street frontage of the proposed development.
  - (3) Lighting facilities. Lighting facilities shall be provided as needed and arranged in a manner which will protect the highway and neighboring properties from unreasonable glare or hazardous interference of any kind and shall be installed in accordance with the provisions of Chapter 18, Subdivisions.
  - (4) Trash and refuse areas. Provision shall be made for the storage of trash, refuse and garbage either inside the building(s) or within a walled area outside the building(s). The walls of such trash and refuse areas must shield the trash and refuse from the direct view of any adjacent property and must be at least six feet in height.
  - (5) Landscaped planting and buffer areas. Along a side or rear property line which is adjacent to a residential or institutional district, the owner shall place and maintain a planting area fifteen feet in width, containing hedges, evergreens, shrubbery or suitable vegetation of sufficient planted density to produce a total visual screening consistent with the

topography. Wherever possible, the owner shall make every effort to retain existing natural screening such as vegetation and topography.

- (A) All evergreen vegetation to be installed shall not be less than five feet in height at the time of planting and shall be of such species that the expected height at maturity shall not be less than fifteen feet.
  - (B) All deciduous material to be installed shall not be less than eight feet in height or two-inch caliper.
- (k) Revitalization/Additional Uses of Properties. In order to achieve the purpose of helping to transform portions of the borough's central business district, to provide increased housing opportunities, to encourage the revitalization of unoccupied, underperforming commercial and/or non-residential uses, and to encourage a mix of residential and non-residential properties that are complimentary to one another, the rehabilitation, revitalization and reuse of properties is permitted within the C-2 Zoning District, on properties with direct frontage on State Street, within the C-2 District Revitalization/Additional Use Overlay District, pursuant to the following provisions:
- (1) In addition to those uses permitted in section 23-19(b) above, single family, townhouse and multifamily uses shall be permitted by right as part of a revitalization/additional uses of properties.
  - (2) Design and development regulations.
    - (A) The minimum overall tract area shall be two acres, if not contiguous within fifty feet, and no individual lot or non-contiguous lot shall be less than fifteen thousand square feet.
    - (B) Density: apartments—1/500 square feet of gross lot area; attached and semi-detached dwellings—1/1,800 square feet of gross lot area; and detached dwellings—1/2,000 square feet of gross lot area.
    - (C) A minimum of two percent of the tract area shall be built and maintained for public facilities such as a pocket park and/or parkette, or other similar recreational and/or public gathering area.
    - (D) No more than three bedrooms shall be built and maintained for each multi-family dwelling unit proposed hereunder.
    - (E) All buildings shall be built and maintained with variations to the front facades. At a minimum, there shall be a two-foot horizontal break every linear fifty feet of frontage in the form of recesses and/or projections in order to create visual interest.
    - (F) All single-family, townhouse and multi-family dwelling units shall have at least one of the following features: balconies, bay windows, porticoes, stoops, pent eave roofs, or

other like-type elements, in order to add visual interest to the building.

- (G) No building shall exceed four hundred feet in width along a street frontage.
  - (H) Off-street parking shall be provided at one parking space per bedroom.
  - (I) No mid-block curb cuts shall be permitted along a primary street frontage, except as required by the Americans with Disabilities Act.
  - (J) All proposed development shall have shade trees an average interval of forty feet on center.
  - (K) All proposed development shall have sidewalks along the frontages at a minimum width of four feet six inches.
- (3) The following lot area, lot width, building coverage, impervious surface coverage and height regulations shall apply to the Revitalization/Additional Uses of Properties.

TABLE 14—DIMENSIONAL REQUIREMENTS					
	Minimum	Minimum	Maximum	Maximum	Maximum
	Lot Area	Lot/Parcel	Building	Building	Impervious
	(sq.ft.)	Width (feet)	Coverage	Height	Surface
					Coverage
Residential Uses	15,000	100 feet	85%	55 feet *	90%
Non-Residential Uses	See section <u>23-19(g)</u>				

\* Architectural features including, but not limited to, parapets, to conceal roof-mounted mechanical equipment shall be limited to forty-eight inches. Elevator penthouses shall be limited to seventy-two inches.

Minimum Yard Requirements.

TABLE 15—MINIMUM SETBACKS AND YARD REQUIREMENTS					
	Minimum Setback from Front Yard (feet)	Minimum Individual Side Yard (feet)	Minimum Total Side Yards (feet)	Minimum Rear Yard (feet)	Maximum Front Yard Setback (feet)
Residential Uses	0	5	10	25 *	8

\* If the use is multi-family residential and the building has no facing windows to the property line, the setback may be reduced to five feet for no more than fifty percent of the property line.

(Ord. No. 761, § 312; Ord. No. 770; Ord. No. 798, §§ 12, 13; Ord. No. 806, § 4; Ord. No. 838, § 4; Ord. No. 844 (part); Ord. No. 879, §§ 2, 3, 11-16-2009; Ord. No. 905, § 3, 6-17-2013; Ord. No. 913, § 15, 16, 11-3-2014; Ord. No. 926, § 8, 2-1-2016; Ord. No. 933, § 6, 7-5-2016; Ord. No. 946, § 2, 2-4-2019; Ord. No. 947, §§ 2, 3, 4-15-2019; Ord. No. 949, § 2, 3, 6-17-2019)

**Editor's note**— Ord. No. 949, § 2, adopted June 17, 2019, set out provisions intended to be added as § 23-19(b)(19). Because § 23-19(b)(19) already existed, and at the editor's discretion, these provisions have been included as § 23-19(b)(21).