

**Part 8**  
**H-1 HISTORIC DISTRICT**

**§ 26-81. Intended purpose. [Ord. No. 368, 11/7/2023]**

The H-1 Historic District is intended to be maintained as an originally planned environment of historic and architecturally significant structures and open spaces which will be an economic and aesthetic asset to the local and regional community. This district is intended to stabilize and improve the existing values inherent in the already built environment and encourage upkeep of existing and development of new properties in keeping therewith. It is further intended to promote the use of properties for residential and compatible trade and service activities.

**§ 26-82. Permitted uses (subject to the issuance of a permit by the Zoning Officer). [Ord. No. 368, 11/7/2023]**

(NOTE: See § 26-166B of this chapter.)

- A. Single-family detached dwellings.
- B. Single-family attached dwellings (duplexes, town/row houses, patio homes, cluster homes).
- C. Churches and similar places of worship.
- D. Government offices.
- E. Libraries and community activity buildings.
- F. Any retail business whose principal activity is the sale of new merchandise in an enclosed building, excepting uses such as the following which tend to detract from or interfere with a high intensity of pedestrian shopping activity: automobile sales, boat sales, mobile home sales, motorcycle sales.
- G. Retail sales in which both a workshop and a retail outlet or showroom are required (such as plumbing, electrician, interior decorating, dressmaking, tailoring, upholstering, photographic reproducing, radio and home appliance and similar establishments of no more objectionable character), subject to the following provision: Not more than 25% of the total usable floor area of the establishment shall be used for servicing, repairing, manufacturing, or processing activities.
- H. Restaurants, tea rooms, cafes and other establishments serving food and beverages, except.
- I. Personal services such as barber shops, laundromats and dry-cleaning pickup stations.
- J. Home occupations, subject to the definition in Part 2, and as prescribed in Home Occupation Regulations (see § 26-134 of this chapter).
- K. Enclosed theaters, assembly halls, concert halls, and similar places of assembly or entertainment.
- L. Professional offices and banking facilities.

- M. Public accommodations such as hotels, rooming houses and tourist homes.
- N. Private schools such as nursery schools and business colleges.
- O. Customary accessory buildings and uses, excluding outdoor storage, incident to any principal permitted use, including advertising signs subject to the provisions of § 26-128 of this chapter; providing, however, that such signs shall not detract from the general intended purpose of this district.
- P. Uses which, in the opinion of the Planning Commission, are of the same general character as those listed as permitted uses and which will not be detrimental to the intended purpose of this district.
- Q. The following special exception uses, after approval by the Zoning Hearing Board as provided in § 26-167B of this chapter:
  - (1) Conversion dwellings, subject to the limitations of minimum lot and habitable floor requirements, with no greater than four dwelling units (see § 26-129 of this chapter).
  - (2) Two-family (attached or detached) and multiple-family dwellings subject to the limitations of minimum lot and habitable floor requirements of this Part, with no greater than four dwelling units.

**§ 26-83. Lot area, building height and yard requirements. [Ord. No. 368, 11/7/2023]**

- A. Lot requirements. A lot width, lot area and setbacks of not less than the dimensions shown on the following table shall be provided for every principal building erected or altered for any use permitted in this district, per Table 83.A:

Table 83.A							
Minimum		Lot Requirements		Building Setback		Requirements <sup>1,2</sup>	
		Minimum	Maximum				
Type of Use	Lot Area (square feet)	Lot Width (feet)	Lot Coverage (%)	Front (feet)	One Side (feet)	Total Sides (feet)	Rear (feet)
Residential (see § 26-85)	3,250	25	75%	10	10	20	15
Commercial	6,500	50	50%	10	Not required	15	15
Other, nonresidential	6,500	50	75%	10	10	20	15

**NOTES:**

<sup>1</sup> See § 26-24E of this chapter.

<sup>2</sup> See § 26-146B of this chapter.

- B. Building height. No principal building shall exceed 2-1/2 stories or 35 feet in height; and no accessory building shall exceed one story or 18 feet in height.

**§ 26-84. Off-street parking, loading and unloading requirements. [Ord. No. 368, 11/7/2023]**

- A. Minimum off-street parking shall be provided in accordance with § 26-127 of this chapter

and shall adhere to § 26-136, Design Standards, of this chapter, and may require buffers/screening in accordance with § 26-131 of this chapter.

- B. Sufficient space shall be provided excluding street rights-of-way and public parking areas for the loading and unloading of delivery vehicles.

**§ 26-85. Habitable floor area. [Ord. No. 368, 11/7/2023]**

- A. The minimum habitable floor area of any new or converted dwelling unit hereafter utilized shall be 700 square feet except as noted below.

Floor Area (square feet)	Number of Bedrooms per Dwelling Unit
700	0 to 1
800	2
1,000	3

- B. Multiple-family and apartment dwelling units in buildings containing two or more dwelling units shall have a floor area of not less than that listed above and in no case shall the floor area ratio (total floor area divided by the lot area) exceed 1.0; providing, further, that there shall be not less than 1,800 square feet of land area per dwelling unit.
- C. No such newly constructed, expanded, or converted multiple-family dwellings may exceed four units.
- D. To limit the appearance of building mass, no multiple-family dwelling in the H-1 District may exceed 6,000 square feet habitable floor area in total, unless granted a variance by the Zoning Hearing Board, or if approved by the governing body as a conditional use at the outset or amendment of a PRD.

**§ 26-86. Limitations of signs. [Ord. No. 368, 11/7/2023]**

Only those signs referring or relating to uses conducted on the premises or to the materials or products made, sold or displayed on the premises or in accordance with limitations and maintenance specified in §§ 26-87 and 26-128 of this chapter shall be permitted.

**§ 26-87. Special requirements. [Ord. No. 368, 11/7/2023]**

- A. Building permits. No building or structure shall hereafter be erected, altered or restored, razed or demolished within the H-1 Historic District, until a building permit shall have been authorized by the Borough Council upon the recommendation of the Planning Commission as to exterior architectural features, including signs. In authorizing a permit for the erection, reconstruction, alteration, restoration, demolition or arranging of all or a part of any building within the H-1 Historic District, the Board shall consider the following matters:
- (1) The effect of the proposed change upon the general historic and architectural nature of the area.

- (2) The appropriateness of exterior architectural features which can be seen from a public street.
- (3) The general design, arrangement, texture, material and color of the building or structure, including signs, and the relation of such factors to similar features of buildings or structures in the area.

**§ 26-88. through § 26-90. (Reserved)**