

PART 8**RC-2 RETAIL CORE SUPPORT DISTRICT****800. Purpose**

The RC-2 Retail Core Support District is established to maintain a "mixed-use" presence which is centrally located and with access to an arterial roadway, which in turn contributes to the economic vitality of the Borough.

801. PERMITTED USES**A. Principal Uses**

1. Offices: business, government, professional
2. Professional services
3. Business services
4. Health Services
5. Personal Services
6. Social Services
7. Transportation Services
8. Dwelling units (upper floors only)
9. Multiple family dwellings. First floor dwelling units are permitted if the building contains three (3) or more dwelling units.
10. Forestry

B. Accessory Uses and Buildings

1. Uses and buildings customarily incidental and appurtenant to principal permitted uses (See Section 1420)
2. Home based business (See Section 1417)
3. Home occupations. (See Section 1513)

802. CONDITIONAL USES

The following Conditional Uses may be authorized pursuant to the standards and criteria set forth in Part 15.

- A. Commercial and private parking facilities to serve uses in the RC- District.
(See Section 1506)

803. USES BY SPECIAL EXCEPTION

There are no Uses by Special Exception in the RC-2 Retail Core Support District.

804. DIMENSIONAL STANDARDS

- A. Minimum lot area – 2,000 square feet (all permitted and conditional uses).
- B. Minimum lot width - 20 feet.

- C. Lot Coverage: there is no maximum lot coverage established in the RC-2 District.
- D. Yards: Applicable to all principal permitted and conditional uses:
 - 1. Front yard - No minimum.
 - 2. Side yard - No minimum.
 - 3. Rear yard – 15 feet required.
 - 4. Accessory structure yards - 5 feet (5') to closest side and rear property lines, except as specified in Subsection G.
- E. Building Height – Applicable to all principal permitted and conditional uses: 35 feet maximum
- F. Maximum height of an accessory structure shall be 16 feet. The 2nd floor of an accessory structure shall not exceed 50% of the area of the exterior footprint of the accessory structure.
- G. The footprint area of an accessory structure is not to exceed 15% of the lot area. The total aggregate side yard dimensions from an accessory structure are 10 feet with a minimum 2 foot side yard distance on one side or a minimum 5 feet from an adjoining building. The area of the exterior footprint of an accessory structure cannot exceed 80% the area of the exterior footprint of the principle structure.

805. PARKING AND SIGN REQUIREMENTS

Parking and signage design and construction shall comply with standards specified in Part 16 of this Chapter.

806. DEVELOPMENT STANDARDS

The following standards shall apply to all permitted principal uses and conditional uses.

- A. No use at street level shall exceed 4,050 square feet in gross floor area, which is hereby established as the “Scale of Development” in the RC-1 and RC-2 District.
 - 1. Such “Scale of Development” is derived from an analysis of the square footage of existing businesses in the RC-1 and RC-2 Districts.
 - 2. Such “Scale of Development” is established as two hundred percent (200%) of the statistical average of the occupied gross first floor areas of all individual businesses in the RC-1 and RC-2 Districts.
- B. All uses shall comply with the provisions of this Subsection at such time that a change of use, expansion of an existing use, consolidation of existing uses or the introduction of a new use is proposed.
- C. Existing uses, whether conforming or nonconforming, which exceed the dimensional standard herein established shall be exempt, except that no such