

# *article VIII*

## *DC - Downtown Commercial District*

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### ***SECTION 800 PURPOSE***

The purpose of the (DC) Downtown Commercial District is to allow for and encourage a diversity of uses along the northern end of Main Street. The area encompassed by this District has been the traditional focus of Spring City businesses and it is the intent of the regulations in this Article to continue this development pattern. Therefore, the uses, lot sizes, and setbacks permitted in the Downtown Commercial District reflect the wide variety of higher density businesses and residential uses currently located in this area of the Borough.

### ***SECTION 801 PERMITTED USES***

A building may be erected or used, and a lot may be used or occupied, for any of the following purposes, and no others:

#### **A. Uses Permitted By Right**

1. Single-family detached dwelling.
2. Two family dwelling.
3. Townhouse.
4. Multiple family dwelling.
5. Minor home occupation (reference Section 1202.A1).
6. Mixed use (commercial/office/residential) (reference Section 1202.C1).
7. Motel, hotel, inn.
8. Rooming or boarding house.
9. Retail store.
10. Service business.
11. Laundromat.
12. Restaurant (no drive-in service).
13. Catering establishment.
14. Tavern.
15. Retail confectionery or bakery shop.
16. Professional services or business office.
17. Movie theater.
18. Bank or financial establishment.
19. Funeral home, mortuary.
20. Commercial day care center (reference Section 1202.C5).
21. Repair shop.
22. Indoor gym/health club.
23. Private recreation facility.
24. Bed and breakfast (reference Section 1202.C8).

25. Public transportation terminal.
26. Garage or yard sale (reference Section 1202.F2).
27. Accessory buildings, fences, antennas, masts, and parking (reference Section 1202.F1 through 1202.F8).
28. Municipal building or use.
29. Public recreation facility.
30. Institutional uses including public and private library, museum, educational facility, or place of worship (reference Section 1202.B2).
31. Veterinary clinic (without outdoor kennels).
32. Nursing home (reference Section 1202.B1).
33. Private club/lodge.
34. Community center (reference Section 1202.B4).
35. Accessory building (reference Section 1202.F1).
36. Outside storage or display (reference Section 1202.F5).
37. Antennas, masts, dish antenna (reference Section 1202.F6).
38. Pay parking lot.
39. Signs, in accordance with Article XV.
40. Temporary structure (reference Section 1202.F3).
41. Temporary community event (reference Section 1202.F4).

**B. Uses Permitted By Special Exception.**

1. Utilities and substations (reference Section 1202.E1).
2. Residential conversion (reference Section 1202.A2).
3. Emergency services.
4. Major home occupations (reference Section 1202.A1).
5. Medical clinic.
6. Swimming pool (reference Section 1202.F1).
7. Amusement hall/arcade (reference Section 1202.C3).
8. Contracting shops/offices.

***SECTION 802 AREA AND BULK REGULATIONS***

Unless otherwise indicated for a specific use in Article XII, Use Regulations, the following minimum area and bulk requirements shall apply:

**A. Single-Family Dwellings**

The standards of Section 602.A shall apply.

**B. Two Family Dwellings and Townhouses**

The standards of Section 602.B shall apply.

**C. Multiple Family Dwellings**

The standards of Section 602.C shall apply.

**D. Any Other Principal Structure or Use**

- |    |                                   |                                                      |
|----|-----------------------------------|------------------------------------------------------|
| 1. | Minimum Lot Area                  | 4,000 square feet                                    |
| 2. | Minimum Lot Width                 |                                                      |
|    | at building line                  | 25 feet                                              |
|    | at curb line                      | 25 feet                                              |
| 3. | Maximum Lot Coverage              | 80%                                                  |
| 4. | Minimum Front Yard                | 10 feet, except as provided for in Section 1302.C.2. |
| 5. | Minimum Side Yard                 |                                                      |
|    | for Detached Buildings            | 5 feet                                               |
| 6. | Minimum Rear Yard                 | 20 feet                                              |
| 7. | Nonresidential Accessory Building | 5 feet                                               |

**SECTION 803 HEIGHT REGULATIONS**

No building shall exceed forty-five (45) feet in height, unless authorized by Special Exception. Structures supporting utility facilities are excluded from the provisions of this Section.

**SECTION 804 APPLICABLE PROVISIONS**

Additional standards are established throughout this Ordinance and shall be referenced to determine their applicability to uses and lots within the DC Downtown Commercial District:

- A. Floodway Hazard District, Article XI.
- B. Use Regulations, Article XII.
- C. Design Standards, Article XIII.
- D. Natural Resource Protection Standards, Article XIV.
- E. Signs, Article XV.
- F. Nonconforming Uses, Structures, and Lots, Article XVI.