

1. Amend Section 465-17.A. Residential land uses., to replace existing use A10 Dwelling in Combination with a Permitted Commercial Use with the following regulations:
 - (10) (A10) Dwelling in Combination with a Permitted Commercial Use. One dwelling unit that is part of the structure, which includes one nonresidential use, under one ownership.
 - (a) Nonresidential use shall include C2 Business Office, D2A. Downtown Commercial Retail, and D3 Downtown Personal Service.
 - (b) The residential unit cannot be located on the first floor of the building.
 - (c) The total area of residential uses shall not exceed 60 percent of the total building area.

2. Amend Section 465-17.A. Residential land uses., to add uses A16 Live-Work Unit and A17 Mixed-Use Structure as follows:
 - (16) (A16) Live-Work Unit. A live-work unit is a combination of a dwelling unit and business space, such as a shop or office that is open to the public for retail trade or personal or professional services subject to the following conditions:
 - (a) Occupations permitted include: accountants, architects, artists and artisans, attorneys, computer software and multimedia related professionals, consultants, engineers, planners, fashion, graphic or interior and any other designers, insurance, real estate and travel agents, photographers, and similar occupations.
 - (b) Each live-work unit shall have adequate and clearly defined working space, constituting a maximum of 50 percent of the gross floor area of the live-work unit. Each unit must also be equipped with a kitchen with a stove and oven, and an enclosed bathroom containing a bathroom sink, toilet, and shower. The working and living spaces must be occupied entirely by the owner or renter and cannot be individually leased or sold.
 - (c) A maximum of four employees (the unit owner and three employees) may be permitted to work in the unit at any given time.
 - (d) All live-work units may be in a separate building by itself or in a building with a combination of other uses. When combined with other uses in a mixed-use building, it is considered a residential use.

 - (17) (A17) Mixed-Use Structure. A building with nonresidential uses and/or residential amenity uses on the ground floor and multifamily residential uses on one or more upper levels. In a mixed-use building, commercial, office, and/or residential uses shall be permitted in a building on one lot. Permitted commercial and office uses shall be limited to the following:
 - (a) Permitted commercial and office uses shall be limited to the following:

A16	Live-Work Unit
A10	Dwelling in Combination with a Permitted Commercial Use
C1	Medical Office
C2	Business Office
D2A	Downtown Commercial Retail
D3	Downtown Personal Service
D5	Restaurant
D6	Fast Service Eating Establishment
D12	Cultural and Entertainment
D17	Market

D18 Brewery, Winery, or Distillery

D19 Tavern, Wine Bar, or Brewpub

- (b) Where residential and office uses are proposed, they shall be on the second and third floors of a mixed-use structure, if possible. Nonresidential uses shall be on the first and second floors only. Residential uses shall occupy at least 75 percent of the second floor of mixed-use buildings.
 - (c) All permitted uses associated with a mixed use shall be conducted within a completely enclosed building unless expressly authorized. This requirement does not apply to required parking or loading areas, automated teller machines or outdoor seating.
 - (d) The applicant shall demonstrate that adequate parking is available on- and off-street to serve a mixed-use structure, in accordance with parking requirements of Section 465-43.
 - (e) This does not include a hookah lounge, vape store, or retail stores where more than 25 percent of sales are from tobacco or tobacco-related products.
3. Amend Section 465-17.B. Institutional, recreational, and educational uses., to replace existing use B4 Library or Museum with the following regulations:
- (4) (B4) Library or Museum. Art galleries, libraries or museums, open to the public or connected with a permitted educational use and not conducted as a private gainful business.
 - (a) Buffers shall be provided in accordance with Section 465-15.M., Buffer yards, where this use abuts a residential district.
4. Amend Section 465-17.C. Office land uses., to replace existing use C1 Medical Office with the following regulations:
- (1) (C1) Medical Office. Office of no more than three licensed practitioners, working at the same time, for medical or dental examination or treatment of persons as outpatients. Uses may include: chiropractic services, physical therapy, or massage therapy by massage therapists with certification from the National Certification Board for Therapeutic Massage and Bodywork or other recognized national certification board approved by Council.
 - (a) In the NPEH District, the use shall be located within 500 feet of a primary, collector, or arterial street, as shown on the attached Highway Classification Map, which is part of this Chapter.
 - (b) In the NPEH District, such use shall be carried on wholly indoors and within the principal building.
 - (c) In the NPEH District, there shall be no use of show windows or display or advertising visible outside of the premises to attract customers or clients other than one sign, illuminated only by a spotlight, not exceed 4 square feet in area attached to the building freestanding. Freestanding signs shall be set back a minimum of 3 feet from the lot line and shall not exceed 6 feet in height.
5. Amend Section 465-17.C. Office land uses., to replace existing use C2 Business Office with the following regulations:

- (2) (C2) Business Office. Offices for lawyers, architects, engineers, insurance agents, brokers, or other professional or business offices which do not involve the actual storage, exchange or delivery of merchandise on the premises.
 - (a) This use shall be carried on wholly indoors and within the principal building.
 - (b) There shall be no use of show windows or display visible outside the premises to attract customers or clients.
6. Amend Section 465-17.D. Commercial land uses., to add uses D2A Downtown Commercial Retail and D3A Limited Personal Service as follows:
 - (3) (D2A) Downtown Commercial Retail. Retail shop selling apparel, books, non-alcoholic beverages, baked goods, confections, drugs, dry goods, flowers, foodstuffs, furniture, gifts, hardware, toys, household appliances, jewelry, notions, periodicals, shoes, stationary, paint, cards, novelties, hobbies, art supplies, music, luggage, sport goods, pets, floor covering, garden supplies, and/or fabrics. This use shall not include a shop in excess of 2,500 square feet of floor area.
 - (a) Conversions of existing buildings are permitted.
 - (b) This does not include a hookah lounge, vape store, or retail stores where more than 25 percent of sales are from tobacco or tobacco-related products.
 - (5) (D3A) Limited Personal Service. A retail facility offering massages, psychic readings, body piercing, branding or tattooing of persons, and similar uses.
7. Amend Section 465-17.D. Commercial land uses., to replace existing use D3 Personal Service with D3 Downtown Personal Service as follows:
 - (4) (D3) Downtown Personal Service. Establishments engaged in providing services involving the care of a person or apparel, such as barber, beautician, dry cleaning, shoe repair, or tailor. A Downtown Personal Service business shall not include massages, psychic readings, body piercing, branding, or tattooing, which are defined and regulated herein as Use D3A Limited Personal Service.
8. Amend Section 465-17.D. Commercial land uses., to replace existing uses D4 Financial Establishment, D5 Restaurant, D6 Fast Service Eating Establishment, and D12 Theater with the following regulations:
 - (6) (D4) Financial Establishment. Such as banks, savings and loan associations, and/or credit unions. Drive-through and drive-up service is prohibited except as Use I11 Accessory Drive-Through.
 - (7) (D5) Restaurant. An establishment used for the purpose of furnishing meals to the public which are to be consumed within the building or place of business, with limited take-out service and where waiters and/or waitresses serve all food and beverages to patrons, but does not include drive-through, drive-up, or walk-up window service, which are prohibited.
 - (a) Outdoor collection stations shall be provided for garbage and trash removal. These stations shall be located to the near of the structure and shall be screened from view and landscaped.

- (b) The sale of alcoholic beverages must be incidental to the sale and consumption of food.
- (8) (D6) Fast service eating establishment. A fast service eating establishment is an eating establishment in which the principal business is the sale of foods and/or beverages to the consumer in a ready-to-consume state for consumption either within the restaurant building or for carry-out with consumption off premises. A fast service eating establishment shall conform to the following conditions:
- (a) A traffic impact analysis of the proposal shall be prepared by a traffic engineer or traffic planner. The study shall identify existing traffic levels on the street, project traffic generated by the restaurant, identify potential problems created by restaurant generated traffic, propose solutions to control and provide safe access to the site, and maintain an acceptable level of service on the frontage street.
 - (b) Drive-through and drive-up service is prohibited, except as use I11 Accessory Drive-Through.
 - (c) A pedestrian walkway shall be provided between an existing sidewalk and the entrance to the restaurant. If there is no sidewalk, one shall be provided along the streets frontage.
 - [1] All fast food restaurants shall provide a trash storage area which is designed and constructed to be screened from the street and adjacent properties, to prevent trash from blowing from the area and to permit safe and easy removal of the trash.
 - [2] There shall be no storage other than trash outside of the restaurant.
 - [3] Vending machines, if provided, shall be placed within the restaurant.
 - (d) Lighting.
 - [1] All portions of the parking area shall be adequately lighted during after-dark operating hours.
 - [2] All light standards shall be located on the raised parking islands or planting areas and not on the parking surface.
 - [3] The lighting facilities shall be planned, erected, and maintained so the light is confined to the property and will not cast direct light or glare upon adjacent properties or public rights-of-way.
 - (e) In addition to the planting in required buffer yards, all areas of the site not paved shall be landscaped with a mixture of trees, shrubs, and ground cover. Trees in these planting areas shall be a size and type consistent with the Borough's street tree and buffer planting lists. The plant material should be located so as to accomplish one or more of the following purposes: screening, retard storm water runoff, direct or restrict pedestrian access, define spaces, provide shade, complement and enhance the building, etc.
 - [1] Trash receptacles shall be provided outside the restaurant for patron use.
 - [2] When this use is adjacent to or on the same lot with a group of commercial facilities, it shall use the common access with the other business establishments and not have separate access to the abutting collector or arterial street.
- (14) D12 Cultural and Entertainment. A facility or venue providing entertainment in the form of a performance. A performance shall be defined as an entertainment event in the form of stage, musical, movies, concert, dance, ballet, and/or legitimate playbook-length and similar artistic productions. This shall not include adult business.

- (a) The maximum building footprint for Cultural and Entertainment use shall not exceed 8,000 square feet of floor area, indoor and outdoor areas, devoted to the use.
 - (b) If food and beverages are served, all requirements for restaurants and outdoor eating shall be met, if applicable.
9. Amend Section 465-17.D., Commercial Land Uses., to renumber as follows:
- (9) (D7) Drive-In Eating Establishment
 - (10) (D8) Repair Shop
 - (11) (D9) Upholsterer and Cabinet Maker
 - (12) (D10) Mortuary
 - (13) (D11) Motel, Hotel, or Tourist Home
 - (15) (D13) Indoor Entertainment and Recreation Facilities
 - (16) (D13A) Game Rooms, Arcades, and Other Land Uses which Feature Coin-Operated Electronic Games
 - (17) (D14) Outdoor Entertainment and Recreation Facilities
 - (18) (D15) Lumberyard
 - (19) (D16) Animal Kennel
10. Amend Section 465-17.D. Commercial land uses., to add uses D17 Market, D18 Brewery, Winery, or Distillery, D19 Tavern, Wine Bar, or Brewpub, and D20 Medical Marijuana Dispensary as follows:
- (20) (D17) Market. An activity that is generally described as a building equipped with rooms, booths, stalls, and tables where a variety of goods or services are offered for sale by multiple sellers, business, and/or vendors.
 - (a) The following individual uses are permitted in a market use
 - D2A Downtown Commercial Retail
 - D3 Downtown Personal Service
 - D6 Fast Service Eating Establishment
 - D12 Cultural and Entertainment, subject to conditional use approval
 - D18 Brewery, Winery, or Distillery
 - (b) The following accessory uses are permitted in a market use:
 - I12 Accessory Outdoor Dining/Drinking Area
 - I13 Accessory Brewing
 - (c) Maximum floor area for individual uses/businesses/vendors in a market use shall not exceed 400 square feet.
 - (21) (D18) Brewery, Winery, or Distillery. An establishment licensed by and in compliance with the Pennsylvania Liquor Control Board having a principal use consisting of those activities consistent with the production, tasting, and sale of beer, wine, spirits, or other alcoholic beverages. Those activities may include, but not necessarily be limited to, brewing, fermenting, distilling, denaturing, redistilling, recovering, rectifying, blending and reusing of alcohol and liquor.
 - (a) The maximum floor area of space devoted to serving the customers shall be 1,500 square feet. Floor area devoted to serving the customer shall include any area for customer access and circulation, for the display of products including floor area devoted to counters, tables, display cases, preparing products for customers and similar purposes. Floor area not included in the area devoted to serving the customer

- would include display area outside the building or structure as well as inside floor area for storage and processing of beer, wine, or spirits where customer access is restricted, except for instructional tours.
- (b) Any sales of food shall be clearly incidental to the primary use consisting of alcohol sales.
 - (c) All outdoor eating/drinking and service areas shall be in accordance with the requirements of use I12 Accessory Outdoor Dining/Drinking Area.
- (22) (D19) Tavern, Wine Bar, Brewpub. An establishment that serves food and alcoholic beverages for consumption on premises and is licensed by the Pennsylvania Liquor Control Board. Beer, wine, brewed or fermented on-site or offsite for distribution and consumption. The sale of food shall be incidental to the primary use consisting of alcohol sales. All outdoor dining and service areas shall be in accordance with the requirements of Use I12 Accessory Outdoor Dining/Drinking Area.
- (a) The maximum building footprint for Tavern, Wine Bar, Brewpub use shall not exceed 10,000 square feet of floor area, indoor and outdoor areas (including outdoor dining areas) devoted to the use.
 - (b) Use of any outdoor area for games, sports or competitions shall be allowed by permit. The proposed use shall be permitted only if the activities take place in the rear yard of the property and have no effect on surrounding properties. No activities shall be permitted that result in noise, trash, light or other disturbances on surrounding or nearby properties. Any outdoor dining area shall not encroach onto any sidewalk adjacent to the use.
- (23) (D20) Medical Marijuana Dispensary A person, including a natural person, corporation, partnership, association, trust or other entity, or any combination thereof, who holds a permit issued by the Department of Health under the Medical Marijuana Act to dispense medical marijuana. The term does not include a Health Care Medical Marijuana Organization under Chapter 19 of the Medical Marijuana Act.
- (a) A Medical Marijuana Dispensary shall provide proof of permit issued by the Department of Health and shall at all times maintain a valid, accurate, and up to date permit with the Department of Health. Should permit be revoked or not renewed at any time, any special exception shall immediately become void.
 - (b) A Medical Marijuana Dispensary shall at all times operate in compliance with all Department of Health regulations pertaining to such facilities.
 - (c) A Medical Marijuana Dispensary shall not be operated or maintained on a parcel within 1,000 feet, measured by a straight line in all directions, without regard to intervening structures or objects, from the nearest point on the property line of a parcel containing a public, private or parochial school, daycare center. Nor shall a Medical Marijuana Dispensary be located closer than 1,000 feet from another Medical Marijuana Dispensary or from a Medical Marijuana Grower/Processor.
 - (d) A Medical Marijuana Dispensary must operate entirely within an indoor, enclosed, and secure facility. No exterior sales, and no sidewalk displays, shall be permitted. No drive-through, drop-off, or pick-up services shall be permitted.
 - (e) A Medical Marijuana Dispensary may not operate on the same site as a Medical Marijuana Grower/Processor.

- (f) A Medical Marijuana Facility shall be limited to hours of operation from 8:00 AM until 8:00 PM, seven days a week.
- (g) A Medical Marijuana Dispensary shall submit a disposal plan to, and obtain approval from the Police Chief. Medical marijuana remnants and bi-products shall be disposed of according to an approved plan, and shall not be placed within an exterior refuse container.
- (h) There shall be no emission of dust, fumes, vapors or odors which can be seen, smelled, or otherwise perceived from beyond the lot line for the property where the Medical Marijuana Dispensary is operating.
- (i) No one under the age of eighteen (18) shall be permitted in a Medical Marijuana Dispensary, unless accompanied by a caregiver as required under Section 506 of the Medical Marijuana Act.
- (j) No use of medical marijuana shall be permitted on the premises of a Medical Marijuana Dispensary.
- (k) A Medical Marijuana Dispensary shall submit a security plan to, and obtain approval from the Police Chief. The Medical Marijuana Grower/Processor shall demonstrate how it will maintain effective security and control. The security plan shall specify the type and manner of 24-hour security, tracking, recordkeeping, record retention, and surveillance system to be utilized in the facility as required by Section 1102 of the Medical Marijuana Act and as supplemented by regulations promulgated by the Department of Health pursuant to the Medical Marijuana Act.
- (l) A Medical Marijuana Dispensary shall provide proof of a contract with a private security company, and shall be staffed with/monitored by security personnel twenty-four (24) hours a day and seven (7) days a week.
- (m) A Medical Marijuana Dispensary shall submit a site plan for approval by the Borough Engineer and a Floor Plan for approval by the Borough Building Code Official. The floor plan shall identify internal security measures. All medical marijuana product, byproduct, and waste shall be stored in an interior secure vault or receptacle in such a manner as to protect against improper dissemination.

11. Amend Section 465-17.G. Industrial land uses., to add use G15 Medical Marijuana Grower/Processor as follows:

- (15) (G15) Medical Marijuana Grower/Processor. A person, including a natural person, corporation, partnership, association, trust, or other entity, or any combination thereof, who holds a permit issued by the Department of Health under the Medical Marijuana Act to grow and process medical marijuana. The term does not include a Health Care Medical Marijuana Organization under Chapter 19 of the Medical Marijuana Act.
 - (a) A Medical Marijuana Grower/Processor shall provide proof of permit issued by the Department of Health and shall at all times maintain a valid, accurate, and up to date registration with the Department of Health. Should registration be revoked or not renewed at any time, any special exception approval shall immediately become void.
 - (b) A Medical Marijuana Grower/Processor shall at all times operate in compliance with all Department of Health regulations pertaining to such facilities.

- (c) A Medical Marijuana Grower/Processor shall not be operated or maintained on a parcel within 1,000 feet, measured by a straight line in all directions, without regard to intervening structures or objects, from the nearest point on the property line of a parcel containing a public, private or parochial school or a daycare center. Nor shall a Medical Marijuana Grower/Processor be located closer than 1,000 feet from another Medical Marijuana Grower/Processor or Medical Marijuana Dispensary.
- (d) A Medical Marijuana Grower/Processor must operate entirely within an indoor, enclosed, and secure facility.
- (e) A Medical Marijuana Grower/Processor may not operate on the same site as a Medical Marijuana Dispensary.
- (f) A Medical Marijuana Grower/Processor shall submit a disposal plan to, and obtain approval from the Police Chief. Medical marijuana remnants and bi-products shall be disposed of according to an approved plan, and shall not be placed within an exterior refuse container.
- (g) There shall be no emission of dust, fumes, vapors or odors which can be seen, smelled, or otherwise perceived from beyond the lot line for the property where the Medical Marijuana Grower/Processor is operating.
- (h) No one under the age of eighteen (18) shall be permitted in a Medical Marijuana Grower/Processor.
- (i) No retail sales of medical marijuana shall be permitted on the premises of a Medical Marijuana Grower/Processor.
- (j) No use of medical marijuana shall be permitted on the premises of a Medical Marijuana Grower/Processor.
- (k) A Medical Marijuana Grower/Processor shall submit a security plan to, and obtain approval from the Police Chief. The Medical Marijuana Grower/Processor shall demonstrate how it will maintain effective security and control. The security plan shall specify the type and manner of 24-hour security, tracking, recordkeeping, record retention, and surveillance system to be utilized in the facility as required by Section 1102 of the Medical Marijuana Act and as supplemented by regulations promulgated by the Department of Health pursuant to the Medical Marijuana Act.
- (l) A Medical Marijuana Grower/Processor shall contract with a private security company, and the Grower/Processor shall be staffed with/monitored by security personnel twenty-four (24) hours a day and seven (7) days a week.
- (m) A Medical Marijuana Grower/Processor shall submit a site plan for approval by the Borough Engineer and a Floor Plan for approval by the Borough Building Code Official. The floor plan shall identify internal security measures. All medical marijuana product, byproduct, and waste shall be stored in an interior secure vault or receptacle in such a manner as to protect against improper dissemination.

12. Amend Section 465-17.H. Accessory Uses., to add uses I11 Accessory Drive-Through, I12 Accessory Outdoor Dining/Drinking Area, and I13 Accessory Brewing as follows:

- (11) (I11) Accessory Drive-Through. Any vehicle-related commercial facilities in which a service is provided or goods, food, or beverage are sold, to the operator of, or passengers in, a motor vehicle without the necessity of the operator or passengers disembarking from the

vehicle. This use includes drive-up service in which a vehicle parks or idles in a designated space to receive service. Drive-throughs shall be accessory uses to the principal uses D4 Financial Establishment and D6 Fast Service Eating Establishment.

(a) General Standards

- [1] The drive-through facility shall be designed so as not to impede or impair vehicular and pedestrian traffic movements or exacerbate the potential for pedestrian/vehicular conflicts.
- [2] Drive-throughs located on pad sites in existing shopping centers shall have circulation patterns that are integrated with that of the center.
- [3] Hours of operation shall be set as a condition of the conditional use permit.

(b) Location Standards

- [1] Drive-through uses may not be located across a street from residential zoning districts unless separated by an arterial street.

(c) Setbacks and Landscaping

- [2] The drive-through use shall be screened from adjacent residential land uses by screening vegetation.
- [3] Landscape buffering shall be placed between the drive-through lanes and adjacent properties.

(d) Stacking Distance

- [1] A stacking area is to be provided for cars waiting for drive-through service, which will be no less than six (6) car lengths.

(e) Setbacks

- [2] Overhead canopies shall be set back 10 feet from any street right-of-way property line and 20 feet from any residential property line. The total height for any overhead canopy shall not exceed 20 feet.
- [3] Service areas and stacking lanes must be set back at least 10 feet from all lot lines.

(f) Application Requirements

- [1] A traffic impact study shall be submitted to provide information which will be used to determine the necessary stacking area and the impacts of the proposal upon local traffic circulation. The TIS shall address the following issues:
 - [a] Nature of the product or service being offered
 - [b] Method by which product or service is being offered
 - [c] Time required to service a typical customer
 - [d] Arrival rate for patrons
 - [e] Peak demand hour
 - [f] Anticipated vehicular stacking required
 - [g] Anticipated traffic generation

(12) (I12) Accessory Outdoor Dining/Drinking Area. An outdoor dining and food service area is an accessory use to the principal uses consisting of (insert restaurant uses here) and are subject to the following requirements:

- (a) The outdoor dining area shall be limited to 800 square feet in area.
- (b) The outdoor dining area shall be open to the sky with the exception that it may have a retractable awning or umbrella and may contain furniture, including tables, chairs, and planters that are easily portable and that can be moved inside the principal structure.

- (c) The outdoor dining area may not occupy areas that are required by the establishment to meet the parking requirements of this chapter.
 - (d) Location of outdoor dining areas:
 - [1] No outdoor dining or food service shall be permitted within the right-of-way of any street or within the sidewalk area or outside of the building setback lines for the structure.
 - [2] Outdoor dining areas shall not interfere with vehicular or pedestrian traffic patterns.
 - [3] Outdoor dining areas must provide an unobstructed pedestrian clear zone of at least 5 feet in width, provided between the edge of curb and the edge of the adjacent building or edge of an outdoor dining area in those areas deemed appropriate by the borough. Tables, chairs, umbrellas, service equipment, and planters shall be kept out of the unobstructed pedestrian clear zone.
 - [4] A temporary or seasonal designed barrier element is encouraged to ensure a clear demarcation of these spaces. The height of such a barrier shall be no greater than 36 inches and constructed of a solid durable material easily anchored and removed in the paved space.
 - (e) No outdoor service shall be provided before 7:00 AM or after 11:00 PM on Friday and Saturday, and before 7:00 AM or after 9:00 PM on Sunday through Thursday.
 - (f) No outdoor use area shall interfere with safe pedestrian and vehicular traffic on or in the vicinity of the principal use.
- (13) (I13) Accessory Brewing. Brewing operations licensed by the Pennsylvania Liquor Control Board conducted as an accessory use in conjunction with use D5 Restaurant.
- (a) The brewing operations at the premises shall be secondary to the primary use.
 - (b) No more than 50 percent of the total gross floor area of the establishment shall be used for the brewing operations including, but not limited to, the brew house, boiling and water treatment areas, bottling and kegging lines, conditioning tanks and serving tanks.
13. Amend Table 465-17, Table of Land Uses, as follows, to revise and add uses and to regulate them as permitted (P), not permitted (N), permitted by conditional use approval (CU), or permitted as a special exception (SE):

		Zoning Districts																
Land Use Category		R1	R2	R2A	R3	R4	C1	C2	C3	C4	CS1	CS2	I1	I2	LI	NPEH	P-1	RN
A. Residential Land Uses																		
1.	Single-family detached dwelling	Y	Y	Y	Y	Y	<u>N</u>	Y	Y	N	N	N	N	N	N	N	Y	Y
3.	Two-family detached dwelling o/u	N	N	Y	Y	Y	<u>N</u>	Y	Y	N	N	N	N	N	N	N	N	Y
4.	Duplex or twin dwelling s/s	N	N	Y	Y	Y	<u>N</u>	Y	Y	N	N	N	N	N	N	N	N	Y
<u>16.</u>	<u>Live-Work Unit</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>N</u>	<u>Y</u>									
<u>17.</u>	<u>Mixed-Use Structure</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>N</u>	<u>Y</u>									
B. Institutional, Recreational and Educational Uses																		
2.	School, private or public	N	N	Y	Y	Y	<u>N</u>	Y	Y	N	Y	N	N	N	N	N	SE	N
3.	School, trade or commercial	N	N	N	N	N	<u>N</u>	Y	Y	Y	N	N	N	N	N	N	SE	N
5.	Community center, etc.	N	N	N	N	N	<u>N</u>	Y	Y	Y	SE	N	N	N	N	N	SE	Y
6.	Day nursery, etc.	N	N	N	N	N	<u>N</u>	Y	Y	Y	N	N	N	Y	N	N	Y	Y
9.	Private club or lodge, nonprofit	N	N	N	N	N	<u>N</u>	Y	Y	Y	N	N	N	N	N	N	SE	N
11.	Medical center	N	N	N	N	N	<u>N</u>	SE	SE	SE	N	N	N	N	Y	N	Y	Y
D. Commercial Land Uses																		
1.	Shopping center	N	N	N	N	N	<u>N</u>	Y	N	Y	N	N	N	N	N	N	N	N
2.	Retail shop	N	N	N	N	N	<u>N</u>	Y	Y	Y	N	N	N	N	N	N	N	Y
<u>2A.</u>	<u>Downtown Commercial Retail</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>N</u>	<u>Y</u>									
<u>3.</u>	<u>Downtown Personal Service</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>N</u>	<u>Y</u>									
<u>3A.</u>	<u>Limited Personal Service</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>N</u>							
8.	Repair shop	N	N	N	N	N	<u>N</u>	Y	Y	Y	N	N	N	N	N	N	N	N
9.	Upholsterer and cabinet maker	N	N	N	N	N	<u>N</u>	Y	Y	N	N	N	N	N	Y	N	N	N
10.	Mortuary	N	N	SE	N	N	<u>N</u>	Y	Y	N	N	N	N	N	Y	N	N	N
11.	Motel, hotel or tourist home	N	N	N	N	N	<u>N</u>	Y	Y	Y	N	N	N	N	N	N	N	N
<u>12.</u>	<u>Cultural and entertainment</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>CU</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>N</u>	<u>Y</u>						
17.	Market	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>N</u>										
18.	Brewery, Winery, or Distillery	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>N</u>										
19.	Tavern, Wine Bar, or Brewpub	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>N</u>										
20.	Medical Marijuana Dispensary	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>N</u>							

		Zoning Districts																
Land Use Category		R1	R2	R2A	R3	R4	C1	C2	C3	C4	CS1	CS2	I1	I2	LI	NPEH	P-1	RN
E. Automotive Service and Uses																		
1.	Residential parking	N	N	N	Y	Y	<u>N</u>	N	Y	Y	N	N	Y	Y	Y	Y	N	Y
5.	Auto accessory sales	N	N	N	N	N	<u>N</u>	Y	Y	N	N	N	N	N	SE	N	N	N
6.	Repair shop – automotive	N	N	N	N	N	<u>N</u>	Y	Y	Y	Y	Y	N	N	N	N	N	N
F. Utilities, Communications and Transportation																		
2.	Fire station	Y	Y	Y	Y	Y	<u>N</u>	Y	Y	Y	Y	N	Y	Y	Y	N	N	N
4.	Bus station	N	N	N	N	N	<u>N</u>	Y	Y	N	N	N	Y	Y	Y	N	N	N
G. Industrial Land Uses																		
1.	Wholesale business	N	N	N	N	N	<u>N</u>	Y	Y	N	N	N	Y	N	Y	N	N	N
8.	Craftsman’s shop	N	N	N	N	N	<u>N</u>	Y	Y	Y	N	N	Y	Y	Y	N	N	N
9.	Printing, publ., binding	N	N	N	N	N	<u>N</u>	Y	Y	Y	N	N	Y	Y	Y	N	N	N
11.	Electronic print., publ., binding	N	N	N	N	N	<u>N</u>	Y	Y	Y	N	N	Y	Y	Y	N	N	N
<u>15.</u>	<u>Medical Marijuana Grower/Processor</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>N</u>	<u>N</u>	<u>N</u>
H. Accessory Uses																		
1.	Home occupation	SE	SE	SE	SE	SE	<u>N</u>	Y	Y	N	N	N	N	N	N	N	N	Y
2.	Res. accessory uses	Y	Y	Y	Y	Y	<u>N</u>	Y	Y	N	N	N	N	N	N	SE	N	Y
7.	Temporary uses	N	N	N	N	N	<u>N</u>	SE	SE	N	N	N	SE	SE	SE	SE	SE	N
8.	Nonres. access. uses	N	N	N	N	N	<u>N</u>	SE	SE	SE	N	N	SE	SE	SE	N	SE	N
9.	Outside storage, display	N	N	N	N	N	<u>N</u>	Y	Y	N	N	N	SE	N	SE	N	N	N
10	Travel trailers, boats	Y	Y	Y	Y	Y	<u>N</u>	N	Y	N	N	N	Y	N	Y	N	N	N
<u>11.</u>	<u>Drive-through</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>N</u>							
<u>12.</u>	<u>Accessory outdoor dining/drinking area</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>N</u>	<u>Y</u>						
<u>13.</u>	<u>Accessory brewing</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>N</u>	<u>Y</u>						

14. Amend Table 465-18, Table of Dimensional Requirements, as follows, to delete the permitted dimensional requirements of land uses A1 Single-Family Detached Dwelling, A3 Two-Family Detached Dwelling o/u, A4 Duplex or Twin Dwelling s/s, A6 Garden Apartment, A9 Rooming House, and A11 Mobile home in the C1 District and revise the C1 District to add uses A16 Live-Work Units and A17 Mixed-Use Structure:

District	Permitted Land Uses	Minimum Site Area	Areas (square feet) Lot Area Per DU	Maximum Density (DU/acre)	Minimum Open Space (percent)	Maximum Impervious Surface Area	Minimum Yards (Setbacks) (feet)				Maximum Height
							Lot Width	Front	Side	Rear	
C1	A10 Dwelling in combination	7,000	2,500	-	-		50 feet	-	- ¹⁰	10 ¹⁰	40 feet
	A16 Live-work unit	10,000	-	40 ¹²	-	100 percent	50 feet	-	- ¹⁰	- ¹⁰	2 story min./4 story max. (50 feet)
	A17 Mixed-use structure	10,000	-	40 ¹²	-	100 percent	50 feet	-	- ¹⁰	- ¹⁰	2 story min./5 story max. (65 feet)
	Any other permitted land use	5,000	-	-	15 percent	85 percent	50 feet	-	- ¹⁰	10 ¹⁰	40 feet

¹² Additional permitted densities may be achieved (up to a maximum of 80 units per acre), in accordance with Density Bonus Provisions of Section 465-38.1.L.

15. Add Section 465-38.1, C-1 Central Commercial District Development Standards and Requirements, as follows:

A. Pedestrian Design Standard.

- (1) Sidewalks are required along all street frontages with a minimum width of 5 feet for new construction and 3 feet for planting and utility areas along the curb line.
- (2) Sidewalks are required to connect to the street frontage to all front building entrances, parking areas, central open space, and any other destination that generates pedestrian traffic. Sidewalks shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destination points and transit stops.
- (3) The sidewalk pattern shall continue across driveways.
- (4) On public streets, sidewalks shall be located between the curb and the right-of-way.
- (5) All sidewalks shall be designed with consideration to pedestrian traffic and shall provide adequate and reasonable access for the safe and convenient movement of physical handicapped persons in accordance with Section 228 of the 1973 Highway Safety Act.
- (6) Handicap ramps shall be provided at all intersections with sidewalks.

B. Surface Parking Design.

- (1) Vehicular Access to surface parking shall be from an alley or side street, where possible.
- (2) Pedestrian Access

- (a) Safe provisions for pedestrian access to and through a parking lot shall be required.
- (b) Surface parking areas and pedestrian walkways connecting to them shall be well-lit.
- (3) Location of Surface Parking
 - (a) Surface parking shall be located to the rear of the principal building or to the side
 - (b) Parking shall be set back 10 feet from the legal right-of-way.
 - (c) Surface parking shall not be permitted immediately adjacent to the intersection on lots that are at the intersections of collector or arterial roads.
- (4) Interconnected Parking Areas
 - (a) Parking areas on abutting nonresidential lots shall be interconnected by access driveways.
 - (b) Each nonresidential lot shall provide cross access easements for its parking areas and access driveways guaranteeing access to adjacent lots.
 - (c) Interconnections shall be logically placed and easily identifiable to ensure convenient traffic flow.
- C. Massing.
 - (1) Buildings shall be similar in height and size or articulated and subdivided into massing that is more or less proportional to adjacent structures and maintains the existing architectural pattern.
 - (2) Buildings must have at least a 3-5 foot variation in depth in all street facades for every 50 feet of continuous façade. Such breaks shall be met through the use of bay windows, porches, porticos, building extensions, recessed doorways, and other architectural treatments.
- D. Building Design Standards.
 - (1) The maximum building footprint of nonresidential buildings shall not exceed 20,000 square feet.
 - (2) Where a lot has frontage on two or more streets, the front façade of the primary building on the lot shall face the street with the higher classification.
 - (3) Development shall be designed to protect and preserve the character of the downtown it encompasses by employing design, scale, materials, and architecture that is consistent with the existing architectural context. Architecture of proposed buildings shall be reviewed and approved by the borough as part of the land development, review process. Architectural drawings, including all building elevations, shall be submitted to the borough for each proposed building structure, addition, and/or renovation.
- E. Walls and Windows.
 - (1) With respect to nonresidential or mixed-use buildings, blank walls shall be not permitted along any exterior wall facing a street, parking area, or walkway. Exterior walls in these locations shall have architectural treatments that are the same as the front façade, including consistent architectural style, materials, colors, fenestration, and details.
 - (a) At least four of the following treatments shall be provided: Masonry, concrete, cornice, projecting metal canopy, decorative tilework, trellis with planting,

medallions, opaque or translucent glass, artwork, vertical/horizontal articulation, and lighting fixtures.

- (2) Smoked, reflective, or black glass in windows is prohibited.
 - (3) The ground floor front facades of buildings visible from the pedestrian view shall consist of a minimum of 60 percent window area and a maximum of 75 percent, with views provided through these windows into the business. Ground floor windows shall be a maximum of 12 to 20 inches above the sidewalk.
 - (4) Upper story windows of front facades shall not be boarded or covered and shall comprise a minimum of 35 percent window area in the façade above the ground floor and a maximum of 75 percent.
- F. Streetscape Improvements.
- (1) All development shall include uniform sidewalks, landscaping and street trees, street lighting, benches, bike racks, directional and wayfinding signage, and appropriate access management to ensure safe and convenient circulation.
 - (2) The temporary sale of merchandise may be permitted only as a seasonal sale or a seasonal sidewalk sale and shall be permitted within the first 4 feet of space adjacent to the building. Outdoor sales are permitted for a period not to exceed three consecutive days and 10 days each month. No merchandise shall be placed on the sidewalk or shall impede the flow of vehicular or pedestrian circulation on the site.
- G. Exterior Lighting.
- (1) All exterior lighting shall be designed to prevent glare onto adjacent properties.
 - (2) Pedestrian pathways need to be clearly marked and well lit.
 - (3) The height of fixtures shall be a maximum of 20 feet for parking lots and 14 feet for pedestrian walkways.
 - (4) No glare or direct light source shall be visible beyond lot lines. This applies to all pole-mounted lights, building mounted lights, sign lights, walkway lights, and any other type of illumination. No light shall shine directly into windows or onto streets and driveways off the premises. These standards shall not apply in addition to lights that are temporarily displayed during holiday seasons.
 - (5) A minimum level of one foot-candle of light shall be maintained. Lighted standards shall be located not less than five feet from the paving of parking spaces, drives, or streets.
 - (6) Uniform street lighting shall be maintained along Bridge Street. Period lighting is required in accordance with the Renaissance Building Light Standard.
- H. Refuse Areas. The storage of refuse shall be provided inside the building or within an outdoor area enclosed by either walls or opaque fencing. Any refuse area outside of the building shall be designed to be architecturally compatible with the building, shall not be located in the front of the building, and be entirely screened by a fence or enclosure which is at least 6 feet high.

- I. Screening.
 - (1) All wall-mounted mechanical, electrical, communication, and service equipment shall be screened from public view by parapets, walls, fences, landscaping, or other approved means.
 - (2) All rooftop mechanical equipment shall be concealed by or integrated within the roof form or screened from view at ground level of nearby streets.
 - (3) Parking lots visible from a street shall be continuously screened by a 3-foot high wall/fence or plantings. Parking lots adjacent to a residential use shall be continuously screened by a 6-foot high wall/fence or plantings. Screenings shall include: hedges, installed 36 inches in height, or mixed planting or wall sections with no wall break of more than 9 feet.
 - (4) Service and loading areas must be visually screened from street and pedestrian ways. Loading docks shall not be on Bridge Street, but to the side and rear of the building.

- J. Urban Garden Standards.
 - (1) Minimum size required is 300 square feet.
 - (2) An urban garden shall be located where it is visible and accessible to the public from either a public sidewalk or pedestrian connection.
 - (3) 60 percent of the garden shall be of plant materials, such as trees, vines, shrubs, and seasonal flowers with year round interest. All trees shall be 3.5 inches in caliper.
 - (4) A water feature is encouraged.
 - (5) One seating space is required for each 30 square feet of the garden.

- K. Public Amenities.
 - (1) Public amenities shall be provided which are consistent with the purpose of the district as reasonably determined by the Borough Council during the land development review process.
 - (2) For each nonresidential land development of 15,000 square feet or greater in the C-1 Central Commercial District, public space shall be designed as part of the development or use.
 - (3) Public spaces shall be visible and accessible from adjacent roadways and shall be a minimum of 5 percent of the site area.
 - (4) Public spaces include plazas, urban gardens, courtyards, pocket parks, outdoor eating areas, and seating areas.

- L. Density Bonus Provisions. Density bonus provisions apply only to Use A16 Live-Work Unit and Use A17 Mixed-Use Building. Density bonuses are cumulative up to 80 units per acre.

Feature	Density Bonus
<p>Structured Parking One public parking space shall be provided per private nonresidential parking space provided.</p>	+40 units/acre
<p>Preservation of a historic structure or façade on the development site Must follow the Secretary of the Interior’s Standards for Rehabilitation</p>	+10 units/acre
<p>Public Plaza, Square, Courtyard Minimum 500 square feet. Shall be located where it is visible and accessible from either a public sidewalk or pedestrian connection; 30 percent of the area shall be landscaped with trees, shrubs, and mixed plantings with year-round interest. One seating space is required for each 30 square feet of public area. Shall not be used for parking, loading, or vehicular access (excluding emergency vehicle access).</p>	+20 units/acre
<p>Green Roof The green roof shall cover at least seventy percent (70%) of the net roof area (the total gross area minus areas covered by mechanical equipment). Green roofs shall be designed and installed under the direction of a professional with demonstrated expertise in green roof design and construction. Vegetation must be maintained for the life of the building. The green roof shall conform to the best available technology standards, such as those published by LEED.</p>	+10 units/acre
<p>Alternative Energy Sources Install a solar, wind, or geothermal power generation facility that is designed to provide at least fifteen percent (15%) of the expected annual energy use for the building. The facility shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such facilities.</p>	+10 units/acre
<p>Green Building Design Applicant must submit letter of intent communicating commitment to achieve LEED-NC or EB Silver Rating or similar standard on their building. Within 90 days of receiving the final Certificate of Occupancy, the applicant must submit documentation that demonstrates achievement of a LEED Silver Rating or similar standard.</p>	+20 units/acre
<p>Street Improvements The provision of these elements are to the satisfaction of Borough Council. No more than one bonus per category may be accumulated.</p> <p>Street Infrastructure. Must provide three of the following:</p> <ul style="list-style-type: none"> • Decorative banners/flags • Street planters • Bench • Trash receptacle • Decorative paving 	+2 units/acre

16. Amend Section 465-43. Downtown parking exemption, as follows:

Section 465-43. Downtown parking exemption. All land uses in the Central Commercial District (C-1) are exempt from the requirement for providing off-street parking, except as required in the table below. The spaces shall be laid out in accordance with Section 465-39, General regulations applying to required off-street parking facilities and Section 465-40, Design standards.

Number of Residential Units	Percentage of Required Residential Off-Street Spaces
1 to 25	0 percent
26 to 50	50 percent
51 and above	60 percent
Amount of Nonresidential Space	Required Nonresidential Off-Street Spaces
Up to 5,000 square feet	0
5,001 and above	1 space per 500 square feet of gross floor area

17. Amend the Zoning Map of Morrisville Borough to add the following tax parcels to the C-1 Central Commercial District, as shown on Exhibit A. C-1 Central Commercial District.

- 24-006-231
- 24-006-232
- 24-006-233
- 24-006-310 (partial)
- 24-009-209
- 24-009-208
- 24-009-207
- 24-009-206
- 24-009-205
- 24-009-204
- 24-009-203
- 24-009-202
- 24-009-201
- 24-009-226

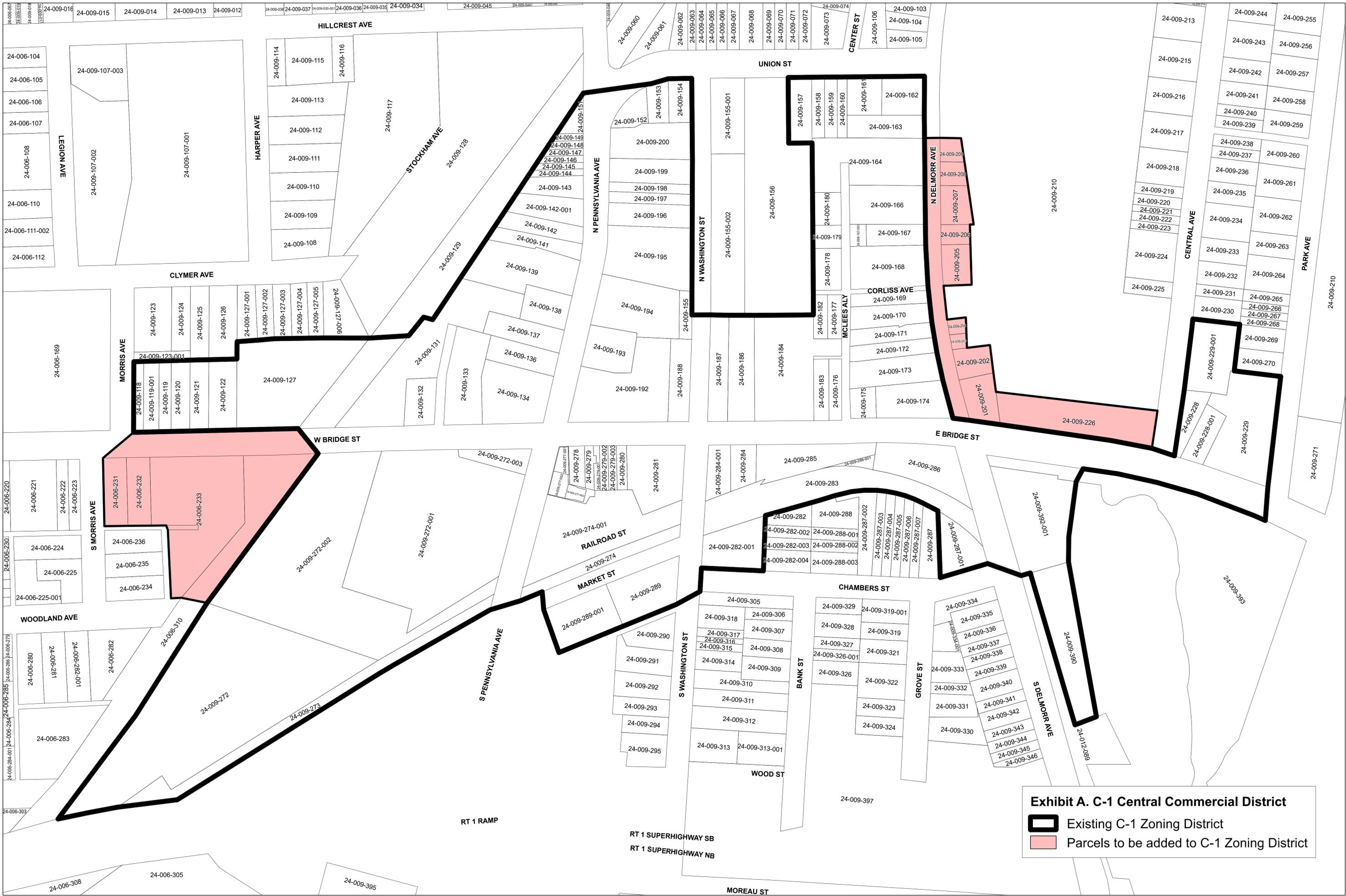


Exhibit A. C-1 Central Commercial District

- Existing C-1 Zoning District
- Parcels to be added to C-1 Zoning District