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ARTICLE V - SUPPLEMENTAL REGULATIONS

500 PURPOSE

This Article contains general regulations which apply to several or all districts.

501 NONCONFORMING USES AND BUILDINGS

Any legal nonconforming use may be continued, repaired, maintained and improved except as provided below.

501.1 Enlargement

Such nonconforming use may not be enlarged beyond more than double the existing floor area and/or lot area and such resulting enlargement shall not exceed the maximum height or maximum building coverage requirements set forth for the district in which such nonconforming use is located.

501.2 Restoration

If any such nonconforming use is damaged, a permit for its restoration or reconstruction may be obtained if such application is filed within ninety (90) days of notification by the City of its nonconforming condition.

501.3 Discontinuance

No such case may be reestablished after it has been discontinued or vacated for a period of one year.

501.4 Change of Use

A nonconforming use may be changed to another nonconforming use only if such change is more appropriate to the character of the District in which it is located as determined by the Zoning Board.

502 EXISTING NONCONFORMING LOTS

In any zone, where a nonconforming lot exists as a separate entity at the time of passage of this Ordinance, and where the owner of the nonconforming lot does not own an adjoining lot, then the following development is permitted.

502.1 If the lot is located in any residential district, a single-family dwelling may be constructed on it as a permitted use, provided that the lot is in at least seventy-five (75) percent compliance with each of the following requirements for the single-family dwelling, as specified in the District in which the lot is located: lot area, lot width, rear yard, side yard, and maximum building coverage.

502.2 If the lot is located in any remaining District, then a structure not exceeding two stories in height may be constructed on it, for a use permitted in the District in which it is located, provided that the off-street parking and loading requirements of this Ordinance shall be complied with and that the front, side and rear yards are in keeping with the surrounding area, except that a side yard of at least thirty (30) feet shall be required whenever such a use abuts an existing residential use or a residential district.

### 503 UNIQUE LOTS AND BUILDING LOCATIONS

#### 503.1 Two or More Buildings on a Lot

Two or more principal buildings located on a parcel in single ownership shall conform to all the requirements of this Ordinance which would normally apply to each building if each were on a separate lot.

#### 503.2 Through Lots

Where a single lot under individual ownership extends from one street to another parallel or nearly parallel street or alley, the Planning Commission shall decide which street will be considered as the front street. No principal structure shall be erected on the rear of the lot, except as specified in Sections 503.1 and 503.3.

#### 503.3 Lots Fronting on an Alley

Individual lots, existing at the effective date of this Ordinance, fronting on an alley, shall comply with all the requirements of this Ordinance and the district in which said lots are located.

#### 503.4 Side Yard of a Corner Lot

The side yard of a corner lot which abuts a street shall be equal to the required front yard for that street.

### 503.5 Corner Lots

No obstruction to vision (other than an existing building, post, column, or tree) exceeding thirty (30) inches in height shall be erected, planted or maintained on any lot within the triangle formed by the street intersection, created by the right-of-way line of each street extended to a point, and a line drawn between two points on the right-of-way line of each street each located ten (10) feet from the street intersection. All plant materials shall be kept trimmed to ensure uninterrupted vision for motor vehicle traffic.

### 504 CHANGES TO CONFORMING USES AND BUILDINGS

Any conforming use or building may be repaired, maintained, restored or rebuilt to the same dimensions existing at the time that the use or building was originally constructed or started.

Any enlargement or addition to any conforming use must comply in all respects with the regulations of this Ordinance, except that in the case of any enlargement or addition of buildings legally existing at the effective date of this Ordinance, the maximum building coverage requirements of the district regulations shall not apply, provided, however, that all of the off-street parking and loading requirements of this Ordinance shall be complied with. In such a case, the maximum building coverage for the enlarged section shall not exceed eighty (80) percent for commercial and manufacturing buildings or sixty (60) percent for residential buildings.

### 505 HEIGHT LIMITATIONS

District height limitations shall not apply to church spires, cupolas, and domes, monuments, water towers, chimneys, smoke-stacks, farm structures, silo, flag poles, utility poles, radio and television masts or aerials, utility towers, and parapet walls extending not more than four feet above the limiting height of the building. The Board, after review by the Commission, may waive the height limitations of this Ordinance, as they pertain to elevator apartments and to commercial and manufacturing buildings. In such cases, the Board shall determine that such a departure is in the best interest of the municipality, that it will be compatible with and not cause substantial injury to the value of other adjoining property, and that adequate off-street parking, loading and fire protection will be provided.

506 FRONT YARD EXCEPTION

When an unimproved lot is situated between two improved lots, each having a principal building within thirty feet of the side lot line of the unimproved lot, the front yard may be reduced to a depth equal to that of the greater front yard of the two adjoining lots.

507 PROJECTIONS INTO YARDS

Projections into required yards shall be permitted as follows, except that no such projection shall be located closer than five feet to any side or rear lot line or five feet to any front lot line in an R-3 District or ten feet in any other District.

507.1 Fire escapes, uncovered stairs and landings, canopies, eaves, or other architectural features not required for structural support may project into the required side, front, or rear yard not more than a total of three feet six inches.

507.2 Porches may project into the required rear yard up to twelve feet.

507.3 Patios may be located in the required side and rear yards not closer than five feet to any adjacent property line and may project into front yards up to five feet.

508 ACCESSORY STRUCTURES AND USES

508.1 Authorization

Except as otherwise expressly provided or limited in this Section, accessory structures and uses are permitted in any zoning district in connection with any principal use lawfully existing within such district. Any question of whether a particular use is permitted as an accessory use by the provisions of this Section shall be determined by the Land Use Administrator pursuant to his authority to interpret the provisions of this Ordinance.

508.2 Definition

An accessory structure or use is a structure or use which:

- a. Is customarily associated with and subordinate to, and serves, a principal building or a principal use; and
- b. Is subordinate in area, extent and purpose to the principal structure or principal use served; and
- c. Contributes to the comfort, convenience or necessity of the occupants, business or industry in the principal structure or principal use served; and
- d. Is located on the same lot as the principal structure or principal use served, except as otherwise expressly authorized by the provisions of this Ordinance.

508.3 Zoning Permit Requirements

No accessory use or structure shall be established or constructed unless a Certificate of Land Use Compliance evidencing the compliance of such use or structure with the provisions of this Section and other applicable provisions of this Ordinance shall have first been issued in accordance with Article VIII of this Ordinance.

508.4 Use Limitations

In addition to all of the use limitations applicable in the district in which it is located, no accessory use shall be permitted unless it complies with the following restrictions:

- a. No sign, except as expressly authorized by this Section or by Article VII of this Ordinance, shall be maintained in connection with an accessory use.
- b. No accessory structure or use shall be constructed or established on any lot prior to the time of the substantial completion of the construction of the principal structure to which it is accessory.

508.5 Particular Permitted Accessory Structures and Uses

Except as provided in Section 508.6 below, accessory structures and uses include all structures and uses which comply with the standards and requirements of 508.1 through 508.4 of this Section, and, in particular may, when such standards and requirements are met, include but are not necessarily limited to, the following list of examples:

- a. Private residential garages and parkings lots and parking areas, together with related circulation elements.
- b. Private customer and employee garages and parking lots and parking areas, together with related circulation elements.
- c. A structure for storage incidental to a permitted use, provided no such structure that is accessory to a residential building shall exceed 100 square feet in gross floor area and provided that no such structure which is accessory to any other type of principal building shall exceed 10% of the volume of such principal building.
- d. Statuary, arbors, trellises, flagpoles, children's play equipment and playhouses, clotheslines and other decorative, recreational or utility structures of a similar nature.
- e. Tennis courts accessory to a residential building and limited to use by the occupants thereof and their guests.
- f. A private swimming pool and bathhouse accessory to a residential building and limited to use by the occupants thereof and their guests; provided that such swimming pool, or the entire property on which it is located, shall be walled or fenced to prevent uncontrolled access to such swimming pool from the street and from adjacent properties.
- g. A guest house or servants' quarters, not including kitchen facilities; provided, however, that such structures are used only for the housing of persons employed on the premises or for the occasional housing of guests of the occupants of the principal building and not as rental units or for permanent occupancy as dwelling or rooming units for persons other than such employees.
- h. Fences, walls and hedges, subject to the following maximum height requirements:

Location	Height
<b>RESIDENTIAL DISTRICTS</b>	
Front yard and street side yard of corner lot:	48 inches
Side and rear yards adjacent to residential uses, except that this limitation shall not apply to living hedges:	48 inches

Location	Height
Fences or walls designed to prevent access to swimming pools:	96 inches
Side and rear yards adjacent to non-residential uses and arterials, except that this limitation shall not apply to living hedges:	8 feet
On a corner lot, any yard within the sight triangles required by Section 503.5 of this Ordinance:	30 inches
<b>NON-RESIDENTIAL DISTRICTS</b>	
On a corner lot, any yard within the sight triangles required by Section 503.5 of this Ordinance:	30 inches
All other yards:	8 feet
i. Fall-out shelters, provided that they shall not be used for any principal or accessory use not permitted in the zoning district.	
j. Outdoor storage of no more than one boat and boat trailer, camping trailer or camping vehicle; provided no part of such storage area shall be located in a front yard and provided such boat, trailer or vehicle shall not be used for living, sleeping or housekeeping purposes.	
k. Building management offices when limited to the management of the building in which such office is located or a complex of buildings forming an integrated development of which such building is a part.	
l. Energy conservation facilities.	

508.6 Particular Uses Prohibited as Accessory Uses

Permitted accessory uses shall not, in any event, be deemed to include:

- a. Parking or storage of automotive vehicles of any kind or type without current license plates on any residentially zoned property other than in completely enclosed buildings.
- b. Storage of merchandise or equipment, except in rear yards located in Commercial and Industrial Districts.



508.7 Space, Bulk, Yard and Location Regulations

- a. In all Residential Districts: All detached structures and uses accessory to a dwelling unit contained in a single-family detached, semi-detached, two-family or attached dwelling, except vehicular circulation elements for all uses and parking areas for not more than one vehicle for each attached dwelling, shall be located in the rear yard and shall be not less than 60 feet from the front lot line.
- b. In all Residential Districts, and on all lots having any side lot line in common with a Residential District boundary line: If all or any portion of any accessory structure or use is more than 25 feet from a rear lot line, then no portion of the accessory structure or use shall be closer than 10 feet to any side lot line in, or bordering, a Residential District.
- c. In all Residential Districts, and on all lots having any side or rear lot line in common with a Residential District boundary line: If all portions of any accessory structure or use are within 25 feet of a rear lot line, then no part of the accessory structure or use shall be closer than 3 feet to any lot line in, or bordering, a Residential District.
- d. In all Residential Districts: Attached accessory structures and uses shall maintain the same front and side yard as is required for the principal structures.
- e. No accessory structure or use in any Residential District shall occupy more than 35% of the required rear yard.
- f. No accessory structure in any district shall exceed the height of the principal structure, if any, to which it is accessory, and no accessory structure shall in any event, exceed the maximum height specified for such structures in the applicable district regulations.
- g. In all Residential Districts, where any side lot line of a corner lot is substantially a continuation of the front lot line of any lot located in a Residential District and adjacent to such corner lot: No accessory structure or use within 25 feet of the rear lot line of such corner lot shall be

located closer to such side lot line than a distance equal to the depth of the front yard required or existing, whichever is less, on such adjacent lot.

- h. In all Commercial and Industrial Districts: Accessory structures shall maintain the same front, side and rear yard as is required for the principal structure except that parking garages may be located in a required rear yard.
- i. Energy conservation facilities may, notwithstanding the foregoing provisions of this subsection, be located in any required side or rear yard upon a finding by the Land Use Administrator that:
  - (a) The facility is necessary and designed to accomplish energy savings;
  - (b) Said facility could not be provided without encroaching upon the required yards;
  - (c) The encroachment is limited to the minimum dimensions required for the purpose;
  - (d) The front yard is not encroached upon; and
  - (e) Emergency access is not blocked.
- j. In all districts, on any corner lot: No accessory structure or use, and no planting of any type, shall be established or maintained above a height of 30 inches from grade.
- k. In all districts: No accessory structure shall be closer than 10 feet to a principal structure or 5 feet to any other accessory structure, unless it is attached to such principal or other structure.
- l. Accessory parking lots shall comply with the setbacks required by Article VI of this Ordinance.
- m. Accessory parking facilities shall be distributed in accordance with the provisions of Article VI of this Ordinance.
- n. Accessory structures and uses shall otherwise comply with the space, bulk and yard regulations applicable in the district in which they are located, except that outdoor storage merchandise and equipment shall be permitted in rear yards in commercial and industrial districts.

509 HOME GARDENING, NURSERIES, AND GREENHOUSES

Home gardening, and accessory structures used for nurseries or as greenhouses, are permitted in residential areas, provided that they shall not include the outdoor storage of equipment and supplies.

510 HOME OCCUPATIONS

510.1 Purpose

The regulations of this Section dealing with home occupations are designed to protect and maintain the residential character of established neighborhoods while recognizing that certain professional and limited business activities have traditionally been carried on in the home. This Section recognizes that, properly limited and regulated, such activities can take place in a residential structure without changing the character of either the neighborhood or the structure.

510.2 Authorization

Except as otherwise expressly provided or limited in this Section, any home occupation that is customarily incidental to the principal use of a building as a dwelling shall be permitted in any dwelling unit. Any question of whether a particular use is permitted as a home occupation by the provisions of this Section shall be determined by the Land Use Administrator pursuant to his authority to interpret the provisions of this Ordinance.

510.3 Definition

A home occupation is a business, profession, occupation or trade conducted for gain or support entirely within a residential building, or a structure accessory thereto, which is incidental and secondary to the use of such building for dwelling purposes and which does not change the essential residential character of such building.

510.4 Zoning Permit Required

No home occupation shall be established or maintained unless a Zoning Permit evidencing the compliance of such home occupation with the provisions of this Section and other applicable provisions of this Ordinance shall have first been issued in accordance with this Ordinance.

510.5 Use Limitations

In addition to all of the use limitations applicable in the district in which it is located, no home occupation shall be permitted unless it complies with the following restrictions:

- a. No more than 25% or 400 square feet of the floor area of the dwelling unit, whichever is less, shall be devoted to the home occupation.
- b. No alteration of the principal residential building shall be made which changes the character and appearance thereof as a dwelling.
- c. No stock in trade shall be displayed or sold on the premises.
- d. The home occupation shall be conducted entirely within the principal dwelling unit or in a permitted private garage accessory thereto and in no event shall such use be apparent from any public way.
- e. There shall be no outdoor storage of equipment or materials used in the home occupation.
- f. Not more than one vehicle used in the commercial enterprise shall be permitted in connection with any home occupation.
- g. No mechanical, electrical or other equipment which produces noise, electrical or magnetic interference, vibration, heat, glare or other nuisance outside the residential or accessory structure shall be used.
- h. No home occupation shall be permitted which is noxious, offensive or hazardous by reason of vehicular traffic, generation or emission of noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, refuse, radiation or other objectionable emissions.

- i. No sign, other than one unlighted sign not over one square foot in area attached flat against the dwelling and displaying only the occupant's name and occupation, shall advertise the presence or conduct of the home occupation.

#### 510.6 Particular Home Occupations Permitted

Except as provided in Section 510.7 below, customary home occupations include all occupations which meet the purposes, standards and requirements of Sections 510.1 through 510.5 of this Section and, in particular, include, but are not necessarily limited to, the following list of examples:

- a. Providing instruction to not more than 6 students at a time, except for occasional groups.
- b. Day care of not more than six non-resident children.
- c. Office facilities for accountants, architects, brokers, engineers, lawyers, insurance agents, realtors and members of similar professions.
- d. Consultation or emergency treatment by a doctor or a dentist, but not the general practice of his profession.
- e. Office facilities for ministers, priests and rabbis.
- f. Office facilities for salesmen, sales representatives and manufacturer's representatives when no retail or wholesale sales are made or transacted on the premises.
- g. Studio of an artist, photographer, craftsman, writer, composer or similar person.
- h. Shop of a beautician, barber, hair stylist, dress-maker, tailor or similar person.
- i. Homebound employment of a physically, mentally or emotionally handicapped person who is unable to work away from home by reason of his disability.

#### 510.7 Particular Occupations Prohibited

Permitted home occupations shall not, in any event, be deemed to include:

- a. Nursing homes.
- b. Funeral homes, mortuaries and embalming establishments.
- c. Restaurants.
- d. Stables, kennels or veterinary hospitals.
- e. Tourist homes or the letting of more than two rooming units.
- f. Clinics, hospitals or the general practice of medicine or dentistry.
- g. Clubs, including fraternities or sororities.
- h. Instruction of more than six students at a time, except for occasional groups.
- i. Day Care for more than six nonresident children.

#### 511 EXCAVATIONS AND FILL MATERIAL

Any excavations for the removal of topsoil or other earth products must be adequately drained to prevent the formation of pools of water. The Board shall require that such an excavation be enclosed by a fence, for such excavation is hereby deemed to be a menace to the public's health, safety and general welfare.

Unless specifically permitted, open excavations shall not be maintained, except those excavations made for the erection of a building or structure for which a permit has been issued. All lands so stripped or otherwise excavated shall be satisfactorily restored in conformance with requirements of the Pennsylvania Bureau of Mines and Mineral Industries, Department of Environmental Resources and as approved by the Board.

The dumping of earth, gravel, rock or other materials not subject to decay, noxious or offensive odors may be permitted in any zone in which not specifically prohibited or any vacant land provided that: the existing grade shall not be raised more than three feet above the nearest road; that hazardous or nuisance conditions are not created; that an unsightly appearance or unstable slopes are not created.

#### 512 MISCELLANEOUS PROVISIONS

##### 512.1 Yard Planting and Screening

Yard screening shall be provided along the boundaries of any manufacturing or commercial use or off-street

parking lot which abuts a residential use and on any Special Use where such screening is required. Such screening shall consist of a visual screen or obstruction of suitable shrubs, hedges, fences, or walls at least six feet high. See Article VI for Parking Lot Screening.

Fences, walls, shrubs, or hedges under six feet tall may be located in any yard or court and shall be maintained in good condition. Trees and other plant material designated to enhance the livability and attractiveness of any lot may also be located in any yard or court.

#### 512.2 Design of Highway (Non-Residential) Development

It is the objective of this Ordinance to encourage the orderly development of commercial, industrial, and other non-residential parcels in a manner which will provide for proper access and reduce traffic conflicts and provide for the health and welfare of the population of the municipality. This shall be accomplished as follows:

- a. The design of streets, service drives and pedestrian ways shall provide for safe, convenient, and hazard free internal circulation of goods, persons and vehicles.
- b. Non-residential parcels shall be limited to no more than two driveway access points from the street or highway from which they derive their principal access and such driveway access points shall not be more than twenty-five feet wide and shall be designed in a manner which will minimize their interference with any traffic movements on the street or highway.
- c. Where a number of individual parcels or buildings are being developed jointly, or where a parcel or building is being developed adjacent to another parcel used or suitable for non-residential development, consideration should be given to the following:
  - (1) The location and planning of driveway access points to permit their joint use by adjoining parcels so as to minimize the number of intersections with the street or highway from which they derive their access.

- (2) The development of parking and loading areas which permit convenient traffic circulation between adjoining parcels.
- (3) The development of pedestrian walkways between adjoining parking areas and buildings.
- (4) The provision of landscaping and other features which will enhance the usability, character, and attractiveness of the area.

### 513 CONDITIONAL USES

Uses specified as conditional within the District Regulations of this Ordinance shall be permitted after no more than a sixty day review by the Planning Commission and approval within thirty days thereafter by City Council based on the determination that the conditional use is appropriate to the specific location for which it is proposed, consistent with the community development plan, and in keeping with the purposes and intent of this Ordinance. The following criteria shall be used as a guide in evaluating a proposed conditional use.

- 513.1 The presence of adjoining similar uses.
- 513.2 An adjoining district in which the use is permitted.
- 513.3 The need for the use in the area proposed as established by the Comprehensive Plan or other valid service.
- 513.4 Sufficient area to effectively screen the conditional use from adjacent different uses.
- 513.5 The use will not detract from the permitted uses of the District.
- 513.6 Sufficient safeguards such as parking, traffic control, screening, and setbacks can be implemented to remove any potential adverse influences the use may have on adjoining uses.
- 513.7 The notification of abutting property owners.
- 513.8 Uses shall meet the provisions and requirements of other applicable City regulations.
- 513.9 Should the applicant fail to obtain the necessary permits within a one (1) year's period, or having obtained the permit should he fail to commence



work thereunder within such one (1) year's period, it shall be conclusively presumed that the applicant has waived, withdrawn, or abandoned his appeal or his application and all provisions, conditional uses and permits granted to him shall be deemed automatically rescinded by the City Council.

#### 514 TEMPORARY USES

##### 514.1 Authorization

Temporary Uses are permitted as, and only as, expressly provided in this Section.

##### 514.2 Definition

A temporary use is one established for a fixed period of time with the intent to discontinue such use upon the expiration of such time. Such uses do not involve the construction or alteration of any permanent structure. No use expressly permitted or permissible as a permanent or temporary use in any district pursuant to the provisions of this Ordinance shall be allowed as a temporary use in any other district.

##### 514.3 Zoning Permit Required

No temporary use shall be established or maintained unless a Zoning Permit evidencing the compliance of such use with the provisions of this Section and other applicable provisions of this Ordinance shall have first been issued, as provided in Section 803 of this Ordinance.

##### 514.4 Use Limitations

In addition to all of the use limitations applicable in the district in which it is located, no temporary use shall be permitted unless it complies with the following restrictions:

- a. No temporary use shall be operated during any hours or on any days of the week except such as are designated by the Land Use Administrator in the Zoning Permit required by Section 514.3 of this Section on the basis of the nature of the temporary use and the character of the surrounding area and uses.
- b. No sign in connection with a temporary use shall be permitted except in accordance with the provisions of Section 514.8 of this Part.

514.5 Particular Temporary Uses Permitted

Subject to the use limitations set forth in Subsection D above, to the specific regulations and time limits which follow, and to the other applicable regulations of the district in which the use is to be located, the following temporary uses of land, and none others, are permitted in the zoning districts, and only the zoning districts, herein specified:

- a. Mobile homes: In any district as a temporary residence during the reconstruction of a dwelling unit damaged or destroyed by any means not within the control of the owner of such dwelling unit. Such use shall be limited to the period of such reconstruction, and in any event no longer than 12 months following such damage or destruction. No such use shall be undertaken unless such mobile home shall have first been properly connected to City water and sewer lines and to all required public utilities.
- b. Indoor and outdoor art and craft shows, exhibits and sales: On private property, or subject to the approval of the agency having jurisdiction, on any public property in any Commercial or Industrial District; and, subject to proper approval of the park authorities, in any public park in a Residential District. Such use shall be limited to a period not to exceed five days.
- c. Christmas tree sales: In any Commercial or Industrial District; and in any Residential District on property owned by any not-for-profit group or organization when conducted by such group or organization and when approved by the Land Use Administrator on the basis of the adequacy of the parcel size, parking provisions and traffic access and the absence of undue adverse impact on other properties in the Residential District. Such use shall be limited to a period not to exceed 60 days. Display of Christmas trees need not comply with the yard and setback requirements of this Ordinance.
- d. Contractors' offices and equipment sheds containing the sleeping or cooking accommodations: In any district when accessory to a construction project. Such use shall be limited to a period not to exceed the duration of such project.

- e. Real estate offices containing no sleeping or cooking accommodations unless located in a model dwelling unit and model dwelling units: In any district when accessory to a new development. Such use shall be limited to the period of the active selling or leasing of units in such development.
- f. A Carnival or Circus: In any Commercial or Industrial District; or in any Residential District on property owned by any not-for-profit group or organization and when approved by the Land Use Administrator on the basis of the adequacy of the parcel size, parking provisions and traffic access and the absence of undue adverse impact on surrounding properties in the Residential District. Such use shall be limited to a period not to exceed 21 days. Such use need not comply with the front yard requirements of this Ordinance, and need not comply with the maximum height requirements of this Ordinance.

514.6 Space, Bulk and Yard Regulations

Except as expressly provided otherwise in Subsection E above, every temporary use shall comply with the space, bulk and yard regulations applicable in the district in which such temporary use is located.

514.7 Parking and Loading

Before approving any temporary use, the Land Use Administrator shall make an assessment of the total number of off-street parking and loading spaces which will be reasonably required for such use, on the basis of the particular use, its intensity and the availability of other parking and loading facilities in the area, and shall approve such temporary use only if such off-street parking and loading is provided.

514.8 Signs

No sign shall be permitted in connection with any temporary use except as provided in Article VII of this Ordinance.

515 DWELLING UNIT CONVERSIONS

515.1 Purpose

Conversion of existing buildings to increase the number of dwelling units contained in them presents

problems not encountered when new buildings are designed and constructed for the same number of units. Such conversions can adversely affect a neighborhood originally designed for low density development through overcrowding and its concomitant problems of inadequate recreational space, inadequate parking and overtaxed municipal services. These, in turn, may contribute to the physical decline and deterioration of the area. The intent of this Section is to establish standards to prevent the overcrowding of dwelling units and overly dense development of neighborhoods, and to ensure satisfactory amenities in neighborhoods as conversions take place.

515.2 Zoning Permit Required

No dwelling unit conversion shall be undertaken unless a Zoning Permit shall have first been issued in accordance with Article VIII of this Ordinance evidencing the compliance of such conversion with the provisions of this Section and other applicable provisions of this Ordinance.