

Article IX. LC Limited Commercial District

§ 113-50. Legislative intent.

In expansion of the declaration of legislative intent contained in Article I, § 113-3 of this chapter and the statement of community development objectives contained in Article I, § 113-5 of this chapter, it shall be the intent of the Limited Commercial District to provide for the orderly and well-planned establishment of small businesses and offices, in an area which is appropriate for them, to meet the convenience shopping and personal service needs of the residents of West Conshohocken. Recognizing the residential character of the Borough, it is also the intent of this district to assure that the types and magnitude of commercial development will be compatible with the needs of the Borough's residents while minimizing conflicts between the uses allowed in this district and adjacent residential neighborhoods in furtherance of the general welfare of said neighborhoods and of the Borough of West Conshohocken.

§ 113-51. Use regulations.

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

- A. Retail establishment for the sale of dry goods, variety and general merchandise, clothing, food, drugs and household supplies; and the sale and repair of jewelry, watches, clocks, optical goods or musical instruments.
- B. Business or professional office, studio, financial institution or public utility office.
- C. Restaurant or tavern, retail baker, confectionery or ice cream shop or other places serving food or beverages, not to include fast-food or drive-in restaurants.
- D. Personal service shop, including tailor, barber, beauty salon, shoe repair, dressmaking or similar shop.
- E. Municipal building, community center or library.
- F. Dry cleaners, laundry or laundromat.
- G. Public or private parking lot or garage, not to include automobile junkyard.
- H. Residential dwelling units in the same building with a commercial use. provided that:

[Amended 8-11-1987 by Ord. No. 384, approved 8-11-1987]

- (1) There shall be not less than 1,500 square feet of lot area per dwelling unit.
- (2) Two parking spaces per dwelling unit are provided, in addition to the parking requirements for the commercial use as found in Article XV of this chapter.
- I. Any use of the same general character as the above permitted uses, when authorized as a special exception by the Zoning Hearing Board.
- J. Signs, subject to the provisions of the West Conshohocken Sign Ordinance. *Editor's Note: See Ch. 96, Signs.*
- K. Accessory uses on the same lot with and customarily incidental to any of the foregoing permitted uses.

§ 113-52. Development regulations.

The following development regulations shall apply to all commercial developments proposed in the LC Limited Commercial District:

- A. Lot area. A lot area of not less than nine thousand (9,000) square feet shall be provided for every use or group of uses permitted in the LC Limited Commercial District.

[Amended 5-13-1980 by Ord. No. 342, approved 5-13-1980]

- B. Width. A lot width at the building line of not less than 60 feet shall be provided.

[Amended 5-13-1980 by Ord. No. 342, approved 5-13-1980]

- C. Setbacks.

- (1) In blocks where 70% or more of the existing buildings have established a uniform setback as measured from the street line, the required setback shall be no less than that uniform setback.
- (2) In blocks where less than 70% of the existing buildings have established a uniform setback as measured from the street line, the required setback shall be no less than 25 feet.
- (3) For corner lots, each street frontage shall maintain a setback equal to that required in Subsection C(1) and (2) above.
- (4) The setback from the rear property line shall be not less than 25 feet.
- (5) The setback from the side lot line shall be a minimum of 10 feet, with aggregate setbacks from side lot lines being 25 feet.

[Added 5-13-1980 by Ord. No. 342, approved 5-13-1980]

- D. Height regulations. The maximum height of any building or other structure erected or used in this district shall be 35 feet.

- E. Building coverage. The building coverage shall not exceed 75% of the lot area.

- F. Landscaping. Landscaping, including buffers, screens, parking lot landscaping, street trees and preservation of existing vegetation, shall be provided according to the requirements of Chapter 102, Subdivision and Land Development.

[Amended 11-14-1995 by Ord. No. 95-436, approved 11-14-1995]

- G. (Reserved) *Editor's Note: Former Subsection G, Trash and refuse areas, was repealed 11-14-1995 by Ord. No. 95-436, approved 11-14-1995. For current provisions, see Ch. 102, Subdivision and Land Development.*

- H. Outside lighting. All outside lighting shall be shielded so that the source of light shall not be visible from any point off the lot on which the light is located. In no case shall lights be permitted to be directed or reflected toward any residential district.

I. Parking. All parking and loading areas required in the LC Limited Commercial District shall be subject to Article XV, Off-Street Parking and Loading, of this chapter.