

Article XIA Garrett Hill Overlay District

Section 280-49.1 Legal Basis

A new Article XIA creating provisions for the "Garrett Hill Overlay District" within Chapter 280 (Zoning) of the Township Zoning Code is enabled through provisions of the Pennsylvania Municipalities Code, PL 805, No. 247, as reenacted and amended.

Section 280-49.2 Purpose & Intent of Regulations

Article XIA of the Zoning Code is hereby enacted to provide and manage opportunities for development and redevelopment within the "Garrett Hill Overlay District" (hereinafter GHOD) as set forth in the Garrett Hill Master Plan adopted by the Board of Commissioners on XXX, Garrett Hill Master Plan as set forth in Exhibit "A." These regulations are intended to provide for maintaining and/or improving the character of Garrett Hill, for an appropriate mix of residential and non-residential uses within the GHOD and provide for enhanced vibrancy through building, site, and streetscape design.

Section 280-49.3 Designation of District Boundaries

The GHOD shall be all properties within the boundaries designated in the Garrett Hill Master Plan.

Section 280-49.4 Conflict with Other Code Sections

The definitions and regulations set forth in this article shall apply to the GHOD. Wherever there is a conflict or inconsistency between the GHOD regulations and other definitions and regulations of the Zoning Code, those regulations set forth in this article shall govern development and redevelopment within the GHOD.

Section 280-49.5 Definitions

As used in this article the following terms shall have the meanings indicated:

ACCESSORY USE – A use of a building, structure or land that is not a principal permitted use but which is customarily incidental and subordinate to the principal permitted use on the same lot.

ARCHITECTURAL OFFSETS – Portions of a building wall along a street wall which are offset so as to create articulation of the building wall. These offsets shall be 90 degrees perpendicular to the building and shall be a minimum of 12 inches in depth. (See Figure 1)



Figure 1

BAR – An establishment used for the serving of alcoholic beverages, including liquor, beer and/or wine, by the drink to the general public, whether or not it serves food. It may provide musical or other entertainment as an incidental or accessory function.

BOARD – The Board of Commissioners of the Township of Radnor, Delaware County, Pennsylvania.

BUILDING – Any structure permanently located on land having enclosing walls and a roof. This shall include a parking structure.

7/10/08 REVIEW DRAFT

[**BUILDING** – Any structure having enclosing walls and a roof, permanently located on the land. A vehicle built for living or camping purposes shall not be classified as a “building.”]

BUILDING LINE – The line within a lot delineating the minimum front yard setback; a line parallel to the street right-of-way at a distance measured from the centerline of the cartway.

[**BUILDING LINE** – The line within a lot delineating the minimum front yard setback.]

BUILDING, PRINCIPAL or PRINCIPAL STRUCTURE -- The main building on a lot or any building that is not an accessory building. The principal building shall contain the principal use or, in the case of a mixed use district, uses on the lot.

BUILDING HEIGHT– The greatest vertical distance between the mean level at existing grade in front of a building or structure along a street right-of-way measured to the top ridge of a sloped roof or the top of a roof parapet. Chimneys and uninhabited spires shall not be included when measuring height; however, elevator penthouses and stair towers are included. Roof mounted HVAC equipment shall be placed in the center interior area of the roof, and shall be screened from visibility from the public cartway.

BUILDING LENGTH -- The linear distance in feet between the outside exterior walls of a building measured from side-to-side, perpendicular to the cartway.

BUILDING WIDTH – The linear distance in feet between the outside exterior walls of a building measured from side-to-side, parallel to the cartway.

CHILD DAY-CARE CENTER -- A state-licensed and/or registered facility in which care is provided or is intended to be provided for (five) 5 or more children at any age at any time.

CHILD DAY-CARE HOME -- A state-licensed and/or registered single-family dwelling in which child care is provided at any time for not more than five (five) children under the age of 16, including any children under the age of 16 who are residents of the dwelling.

CONCRETE APRON -- An extension of a slab that provides a transition from slab to grade.

DEMOLITION-The tearing down or razing of 75% of a structure's external walls down to the foundation. This shall not include structurally integral party walls.

DEPARTMENT – The Community Development Department of Radnor Township.

DOMICILIARY CARE UNIT – An existing building or structure designed for a single family dwelling unit for one family that provides 24 hour supervised living arrangements by the family residing therein for not more than five (5) unrelated persons 18 years of age or above who are dependent physically, mentally or emotionally.

DRIVE-IN –An establishment whose business includes serving food to the public for consumption on the premises by order from and service to vehicular passengers outside the structure.

DRIVE-THRU – An establishment that dispenses products or services to patrons who remain in vehicles.

DWELLING -- A building or structure designed for living quarters for one family.

DWELLING, SINGLE-FAMILY, ATTACHED -- A building containing one dwelling unit and having

7/10/08 REVIEW DRAFT

two party walls in common with other buildings (such as a rowhouse or townhouse). The end unit for each row of dwelling units shall be a single-family semidetached dwelling unit.

DWELLING, SINGLE-FAMILY, DETACHED -- A building containing one dwelling unit and having two side yards.

DWELLING, SINGLE-FAMILY, SEMI-ATTACHED -- A building containing one dwelling unit, having one side yard and one party wall in common with another building.

FULL-SERVICE AUTOMOBILE REPAIR – A business that offers all aspects of mechanical repairs or servicing of automobiles, trucks or similar motor vehicles. Services shall not include the dispensing of fuel, quick service operations or body shops.

GARRETT HILL MASTER PLAN – The Garrett Hill District Master Plan as adopted by the Board of Commissioners on XXX.

GARRETT HILL OVERLAY DISTRICT (GHOD)– The area defined as such in the Garrett Hill Master Plan.

HABITABLE AREA -- An interior space within a structure for living or working.

HEALTH OFFICER – The Health Officer of Radnor Township.

HIP ROOF – A roof with sloped sides and ends or end.

LANDSCAPED AREA -- An area unoccupied by pavement or structures and open to the sky in either a landscaped, grassed, wooded or otherwise natural condition. May include recreational fields and lawns.

LOT AREA -- The area contained within the property lines of an individual parcel of land,

excluding any area within a street right-of-way, but including the area of any easement.

LOT LINE (PROPERTY LINE) – A line dividing one lot from another.

LOT WIDTH -- Width of a lot measured at the street right-of-way line for the various zoning districts per this article.

MIXED-USE BUILDING – A building that permits residential and non-residential uses.

OFFICE, BUSINESS -- The use of space primarily for conducting affairs of a business, profession, service industry or government activity.

OFFICE, MEDICAL – A place where medical or dental care is furnished to persons or animals on an outpatient basis by one or more doctors, dentists or veterinarians, without overnight boarding of animals or outside runs.

OFFICE, PROFESSIONAL – An office that includes accountants, attorneys, psychologists, insurance agents, real estate agents and other professionals providing direct services to clients.

OFF-STREET PARKING – An area other than a street or alley used exclusively for the parking of currently registered and licensed motor vehicles or bicycles.

ON-STREET PARKING – The space for the parking of motor vehicles located on the street in front of a building.

PERSONAL CARE SERVICES -- Establishments primarily engaged in providing services involving the care of a person such as beauty shops, barbershops, nail salons, shoe repair, salons, and tanning. This definition includes incidental uses and additional related cosmetic and/or beauty services such as facials, waxing and the retail sale of cosmetic products.

7/10/08 REVIEW DRAFT

PRINCIPAL USE -- The main or primary use of property or structure measured in terms of the area occupied by such use.

RESTAURANT - An establishment primarily engaged in preparing and serving food and beverages for consumption on or off the premises. Delivery and catering services may also occur. Sales of alcoholic beverages shall be ancillary to the overall establishment. Such establishments shall not include any business with a drive-thru window service.

ROOF – The exterior surface on the top of a building.

SHARED PARKING – A public or private parking area used jointly by two or more owners or uses regardless of whether they are on separate properties

SIGN, PROJECTING – Any sign which is attached to a building or other structure and extends beyond the line of said building or structure and is perpendicular to the face of the building.

STUDIO – An establishment in which fine art or crafts are made or manufactured by visual artists and craftspeople. A studio is characterized by artists engaged in an occupation, vocation or trade requiring special dexterity and artistic skill in the production of a unique art or craft object.

TOWNSHIP -- The Township of Radnor, Delaware County, Pennsylvania.

TOWNSHIP CODE – The Code of the Township of Radnor, Delaware County, Pennsylvania.

[] = Definition to be removed from Section 280-4 of Radnor Township Zoning Ordinance

____ = Definition to be added to Section 280-4 of Radnor Township Zoning Ordinance

7/10/08 REVIEW DRAFT

Section 280-49.6 Garrett Avenue Neighborhood Sub-District

The Garrett Avenue Neighborhood Sub-district is composed largely of single-family homes, some containing home occupations. The purpose of this sub-district is to preserve the small-scale single-residential character while providing for low-impact home based business opportunities.

Area/Yard/Setback/Coverage/Height Regulations

Building Line & Setbacks

Front Yard

Minimum	26'
Maximum	36'

Side (Distance from Side Lot Lines)

For detached structures

Parking access	10'
Minimum side w/o parking access	3'

For semi-attached structures

	10'
--	-----

Rear (Distance from Rear Lot Line)

	20'
--	-----

Building Size

Building Height & Rooflines¹

Not to exceed	30'
Minimum roof pitch	6:12
Maximum roof pitch	18:12

Building Dimensions

Maximum width	30'
Maximum length	50'
Maximum building coverage on lot	35%

¹ Flat and hip roofs are prohibited

Lot Development Standards

Minimum lot size	3,000 SF
Maximum lot width	50'
Maximum impervious coverage	40%
Interior lots shall be prohibited	

Use Regulations

Permitted Primary Uses

Residential

Single-family detached dwelling

Single-family semi-attached dwelling

Permitted Accessory Uses and Structures

Non-traffic home occupation

Off-street parking and loading area

Shed, greenhouse, or gazebo

Detached deck

Swimming pool

Permitted Uses by Special Exception

Traffic home occupation

Child day care home

Domiciliary care unit

Accessory Structure Height & Setback Regulations

Maximum height 20'

Setbacks

From principal building	10'
From lot line	3'

7/10/08 REVIEW DRAFT

Section 280-49.7 Garrett Avenue Mixed Use Sub-District

The Garrett Avenue Mixed Use Sub-District contains a mix of residential and small-scale commercial uses. The purpose of this district is to provide for single-family residential and small-scale commercial development integrated into and compatible with a residential neighborhood.

Area/Yard/Setback/Coverage/Height Regulations

Setbacks

Front Yard

Minimum	26'
Maximum	36'

Side (Distance from Side Lot Lines)

For detached structures

Parking access	12'
Side w/o parking access	5'

For semi-attached structures

At end of row for attached structures	12'
---------------------------------------	-----

Rear (Distance from Rear Lot Line)

Adjacent to residential	15' ¹
Adjacent to commercial	5'

¹ An opaque evergreen vegetated buffer at least 6' in height and 3' in depth at time of planting shall be provided and maintained.

Building Size

Building Height & Rooflines^{2,3}

Maximum height with pitched roof	30'
Maximum height with flat roof	25'
Minimum roof pitch	6:12
Maximum roof pitch	18:12

Building Dimensions

Maximum width	50' ⁴
Maximum length	80'
Maximum building coverage on lot	70%

² Cornices shall be incorporated as a design element in buildings with flat roofs and shall be subject to review by the Design Review Board.

³ Flat and hip roofs shall be prohibited

⁴ Any building or set of attached buildings more than 30' wide must use architectural offsets to

“read” as a series of buildings no wider than 30' as seen in Figure 1.

Lot Development Standards

Minimum lot size	3,000 SF
Maximum lot width	100'
Maximum impervious coverage	85%
Interior lots shall be prohibited	

Use Regulations

Permitted Primary Uses

Residential

Single-family detached dwelling
Single-family semi-attached dwelling
Single-family attached dwelling

Commercial

Personal services
Tailor
Florist
Small appliance repair
Business office
Professional office

Surface off-street parking

Mixed-Use

Commercial structure containing one accessory dwelling unit

Permitted Accessory Uses and Structures

Non-traffic home occupation
Off-street parking and loading area
Shed, greenhouse, or gazebo
Detached Deck
Swimming pool

Permitted Uses by Special Exception

Traffic home occupation
Child day care home
Domiciliary care unit

Accessory Structure Height Regulation

Maximum height	20'
----------------	-----

7/10/08 REVIEW DRAFT

Section 280-49.8 Conestoga Road Sub-District

The Conestoga Road Sub-district contains a mix of small-scale commercial uses and residential development. The purpose of this district is to provide for mixed use development that combines retail, office, and residential uses in the corridor or on a single site.

Area/Yard/Setback/Coverage/Height Regulations

Setbacks

Front Building Line

On an arterial street with perpendicular parking	43'
On an arterial street without perpendicular parking	30'
On a collector or local street with perpendicular parking	43'
On a collector or local street without perpendicular parking	30' w/ parallel parking 22' w/o parallel parking

Side (Distance from Side Lot Lines)

For detached structures	
Parking access	12'
Side w/o parking access	5'
For semi-attached structures	12'
At end of row for attached structures	12'

Rear (Distance from Rear Lot Line)

Adjacent to residential	15' ¹
Adjacent to commercial	5'

¹ An opaque evergreen vegetated buffer at least 6' in height and 3' in depth at time of planting shall be provided and maintained.

Building Size

Building Height & Rooflines²

Maximum height with pitched roof	35'
Maximum height for flat roofed building	30'
Minimum roof pitch	6:12
Maximum roof pitch	18:12

Building Dimensions

Maximum length or width	75' ³
-------------------------	------------------

Maximum building coverage on lot	80%
----------------------------------	-----

² Cornices shall be incorporated as a design element in buildings with flat roofs and shall be subject to review by the Design Review Board.

³ Any building more than 30' wide must use architectural offsets to "read" as a series of buildings no wider than 30' as seen in Figure 1.

Lot Development Standards

Minimum lot size	4,000 SF
Maximum lot width	150'
Maximum impervious coverage	95%
Interior lots shall be prohibited	

Use Regulations

Permitted Primary Uses

Commercial

Personal services
Prepared food store
Tailor
Small appliance repair
Business office
Professional office
Medical office
Retail store
Restaurant
Catering establishment
Self-service and/or full-service laundry
Dry cleaning pick up or wet cleaning
Place of worship
Beer distributor
Florist
Locksmith
Builder/contractor's office
Full service auto repair
Off-street parking

Mixed-Use

Commercial structure containing one or more dwelling units
--

Permitted Accessory Uses and Structures

Non-traffic home occupations
Off-street parking and loading area
Shed, greenhouse, or gazebo

Permitted Uses by Special Exception

Traffic home occupation

7/10/08 REVIEW DRAFT

Bar
Child daycare home
Domiciliary care unit

Accessory Structure Height Regulation	
Maximum height	20'

DRAFT

7/10/08 REVIEW DRAFT

Section 280-49.9 Rosemont Business Campus Sub-District

The Rosemont Business Campus Sub-district contains a business park. The purpose of this sub-district is to provide for a high-quality business campus environment that is compatible with surrounding residential and small-scale commercial uses.

Refer to Section 280-41 for development regulations in the Rosemont Business Campus Sub-District

DRAFT

7/10/08 REVIEW DRAFT

Section 280-49.10 Parks & Open Space Sub-District

The Parks and Open Space Sub-district contains Emlen Tunnell Field and Clem Macrone Park. The purpose of this district is to preserve the GHOD's parks for use as low-intensity recreation and open space.

Area/Yard/Setback/Coverage/Height Regulations

Minimum Setbacks	
Front Building Line	85'
Side (Distance from Side Lot Lines)	75'
Rear (Distance from Rear Lot Line)	75'
Riparian buffer setback	35'

Building Size	
Maximum Building Height	20'
Maximum building coverage on lot	5%

Lot Development Standards	
Minimum lot size	20,000 SF
Minimum landscaped area	85%

Use Regulations	
Permitted Primary Uses	
Open space	
Public park	
Playground	
Natural turf playing fields	
Playing courts	
Track	
Trails	
Picnic Pavilion, with or without water supply & cooking facilities	
Nature center	

Permitted Accessory Uses and Structures	
Off-street parking and loading area	
Storage shed	
Restrooms	

Accessory Structure Height & Setback Regulations	
Maximum height	20'
Setbacks from any lot line	30'

7/10/08 REVIEW DRAFT

Section 280-49.11 Special Regulations for the GHOD

- A. When the principal building on the property is demolished, and it is not currently located at the front building line for each sub-district, the new building shall be rebuilt to the front building line. All new or relocated buildings shall have at least 75% of the front building width meeting the building line. For the purposes of this requirement, architectural offsets will be considered to be located on the building line. Architectural offsets shall not be closer to the street than the building line.
- B. No permanent or temporary storage of merchandise, articles or equipment shall be permitted outside a building. No goods, articles or equipment shall be offered for sale in the front yard setback. All items displayed outside the premises must be stored inside the building after business hours. No kiosks, newspaper stands or similar uses shall be allowed outside of any building. No vending machines shall be located in the front yard setback.
- C. No drive-through or drive-ins shall be permitted within the GHOD.
- D. Every use, other than a motor vehicle or bicycle parking lot shall be completely enclosed within a building. This shall not apply to uses provided in the Parks and Open Space Sub-district.
- E. The following standards shall apply to mixed-use structures:
 - 1. Residential uses shall be prohibited on the ground floor of any structure containing both commercial and residential uses.
 - 2. There shall not be any mix of uses on the same floor. In the event a

common area is used for both residential and non-residential purposes, e.g., elevator lobbies, stairwells, utility areas, etc., such area shall be permitted and not considered a use as long it is an unoccupiable space. There shall be no non-residential uses located on floors above a residential use.

Section 280-49.12 On-Street, Off-Street Parking and Loading Requirements

- A. Off-Street Parking. Off-street parking shall comply with the following requirements:
 - 1. Dwelling unit – 2 spaces per dwelling unit for up to 2 bedrooms. All other units shall be required to provide one space per bedroom up to a maximum of four (4) spaces.
 - 2. Business or professional office use – 1 space for each 285 sq. ft. of floor area.
 - 3. Medical office use – 1 space per 150 sq. ft. of floor area.
 - 4. Retail use – 1 space for each 300 sq. ft. of floor area.
 - 5. Personal services – 1 space per 300 sq. ft. of floor area.
 - 6. Place of worship – 1 space per 150 sq. ft. of floor area.
 - 7. Restaurant – 1 space per 3 seats, plus one space per 2 employees on the shift of greatest employment
 - 8. Bar – 1 space per 75 gross sq. ft. of floor area.

7/10/08 REVIEW DRAFT

- 9. Bank – 1 space for each 300 sq. ft. of floor area.
 - 10. Automobile service – 1 space per 150 sq. ft. of floor or ground area devoted to service or repair.
- B. All residential garages shall be located in the rear yard.
- C. Structured parking, if constructed at grade, shall be “wrapped” with occupiable commercial space, so that vehicles in structures shall not be visible from the street
- D. On-street credit. All commercial properties located adjacent to a public right-of-way where on-street parking is permitted may, at the discretion of the Township Zoning Officer, receive credit for one off-street parking stall for each 22 linear feet of abutting right-of-way for parallel parking, and 9 linear feet of abutting right-of-way for perpendicular parking, excluding curb cuts. This provision shall be applied for on-street parking on the same side of the street as the proposed land use. In considering credit for on street parking, all fractional spaces shall be rounded down.
- E. Shared parking. The use of shared parking shall comply with the following requirements:
- 1. Applicants shall be required to show shared parking is reasonably close to each use (see Walking Distance #4 below).
 - 2. Shared Parking Agreement (2 businesses) or District (more than 2 businesses) which involves contractual agreement between users is required. A shared parking agreement allows users an

opportunity, if they choose, to redesign parking lots to be more efficient in serving multiple users. This may consist of making new curb cuts between parking lots, restriping lots, or redesigning internal traffic circulation and pedestrian walkways.

- 3. The minimum amount of shared parking required shall be calculated according to the following formula (see Table 1):
 - a. Calculate the minimum amount of parking required for each land use as if it were a separate use.
 - b. To determine peak parking requirements, multiply the minimum parking required for each proposed land use by the corresponding percentage in the table below for each of the six time periods.
 - c. Calculate the column total for each of the six time periods.
 - d. The column (time period) with the highest value shall be the minimum parking requirement.

Table 1: Shared Parking Calculations

Uses	Monday - Friday			Saturday and Sunday		
	8 am - 6 pm	6 pm - 12 am	12 am - 8 am	8 am - 6 pm	6 pm - 12 am	12 am - 8 am
Residential	60%	100%	100%	80%	100%	100%
Office	100%	10%	5%	5%	5%	5%
Commercial	90%	60%	5%	100%	60%	5%
Restaurant	70%	100%	10%	70%	100%	20%
Bar	70%	100%	100%	70%	100%	100%
Place of worship	20%	40%	5%	100%	50%	5%

7/10/08 REVIEW DRAFT

4. Walking Distance:
- a. Less than 50 feet: people with disabilities
 - b. Less than 100 feet: residents, professional services, and medical clinics.
 - c. Less than 200 feet: retail, restaurant, and religious institutions.
 - d. Less than 500 feet: employees and overflow parking.

Shared parking calculation example:

Mixed use development with:

- 3,000 square feet of retail
- 5,000 square feet of office
- 10 apartment dwellings

Use of shared parking reduces required spaces from 51 to 41. (See calculations below.)

Use	Parking Required w/o Shared Parking	Spaces Required
10 apartment dwellings	2/DU	20
5,000 SF office	3.5/1,000 SF	17.5
3,000 SF retail	4.5/1,000 SF	13.5
		51 total

Parking Required Under Shared Parking Calculation

Uses	Monday-Friday			Saturday and Sunday		
	8am-6pm	6pm-12am	12am-8am	8am-6pm	6pm-12am	12am-8am
Residential	0.6	1	1	0.8	1	1
	<u>x 20</u>	<u>x 20</u>	<u>x 20</u>	<u>x 20</u>	<u>x 20</u>	<u>x 20</u>
	12	20	20	16	20	20
Office	1	0.1	0.05	0.05	0.05	0.05
	<u>x 17.5</u>	<u>x 17.5</u>	<u>x 17.5</u>	<u>x 17.5</u>	<u>x 17.5</u>	<u>x 17.5</u>
	17.5	1.75	0.88	0.88	0.88	0.88
Commercial	0.9	0.6	0.05	1	0.6	0.05
	<u>x 12.5</u>	<u>x 13.5</u>	<u>x 13.5</u>	<u>x 13.5</u>	<u>x 13.5</u>	<u>x 13.5</u>
	11.3	8.1	0.68	13.5	8.1	0.68
Total Spaces	40.8	29.9	21.6	30.4	29.0	21.6

Rounding up to the next whole number, a minimum of 41 parking spaces is required in this example.

280-49.13 Mechanical, Electrical Equipment and Trash

Mechanical/Electrical equipment mounted on the ground and areas for trash disposal shall be located in the rear of buildings and screened from view with materials that are compatible with the architecture of the building. Trash collection areas shall be enclosed by a fence on three sides, with gates to remove containers. Chain link fencing shall not be used as a dumpster screen. The gate and enclosure shall be maintained by the business operator. Where dumpsters are enclosed, the screening shall be at least two feet taller than the dumpster but shall not exceed six feet in height. Where topography may expose interiors of trash collection areas to view, screening shall be correspondingly taller. Trash collection areas shall have a concrete apron.

Section 280-49.14 Projecting Signs

In addition to the sign requirements of Article XXI of Chapter 280, projecting signs attached perpendicular to the façade shall be permitted subject to the following requirements:

- A. Signs may have a backing, or be constructed of shapes, or single letter forms, or a combination hereof.
- B. No projecting sign shall be lower than nine feet above street grade or higher than 12 feet above street grade.
- C. No part of a projecting sign shall extend into vehicular traffic areas, and any part extending over pedestrian areas shall have a minimum clearance of nine feet.
- D. No projecting sign may be larger than 6 square feet. Only the area of one face of the sign shall be used in determining square footage.

7/10/08 REVIEW DRAFT

- E. Signs shall not be wider than 36 inches and shall not be less 12 inches tall.
- F. Only one projecting sign per building face (wall) of a business property shall be permitted.
- G. Projecting signs shall be pinned away from the building wall at least two inches and no more than six inches.
- H. No projecting sign may be closer than 12 feet to any other projecting sign.
- I. Appropriate materials for projecting signs shall include:
 - 1. Carved, sandblasted, or painted wood.
 - 2. Painted placard.
 - 3. Painted metal
- J. Prohibited materials shall include:
 - 1. Plastic and Vinyl
 - 2. Highly reflective materials.
 - 3. Neon lighting
- K. Mounting brackets shall be made of non-rusting metal. No wires or cables shall be used to support the projected sign.
- L. Signs shall not be permitted to swing.
- M. Signs shall not be internally illuminated.

Section 280-49.15 Special Exception Uses

- A. A Bar shall meet the following requirements: The structure housing the bar shall be located at least 1,000 feet from the nearest property line of land occupied by another bar. Any existing premises used as a bar shall not be deemed a violation of these regulations and shall be regulated as a permitted use until such time as it ceases operation as a bar for a period 12 months or more.

