

409.7 Conversions of Existing Structures

Conversions of existing structures for two-family or multi-family dwelling uses or mixed commercial and residential use, regardless whether or not such conversions involve structural alterations, shall be subject to this Section 409 with the following exceptions:

- A. The minimum lot area per dwelling unit in Development Districts shall be reduced to 10,000 square feet per bedroom or efficiency apartment, provided no more than four (4) dwelling units are established per acre of land.
- B. The Township Planning Commission shall be authorized, with the subsequent approval of the Board of Supervisors, to waive any procedural standards contained in this Section 409 insofar as their applicability to existing structures or the redevelopment of existing uses and shall instead rely upon the standards of Sections 500-507 (to the extent these are applicable) and 608 hereof.
- C. Non-residential uses may be mixed with residential to the extent other provisions of this Ordinance so permit. Minimum development standards applicable to such activities shall be based on sub-section A above and equivalent dwelling units determined from anticipated sewage flows (see Section 307).