

ARTICLE 3

DISTRICT REGULATIONS

300 APPLICATION OF DISTRICT REGULATIONS

The regulations set forth in this Article for each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as may be hereinafter provided.

- A. No building, structure or land shall hereafter be used or occupied and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.
- B. No building or other structure shall hereafter be erected or altered to:
 - 1. exceed the height or bulk;
 - 2. accommodate or house a greater number of persons or families;
 - 3. occupy a greater percentage of lot area; or to
 - 4. have narrower or smaller rear yards, front yards, side yards or other open space; than is required in this Article, or in any other manner be contrary to this Ordinance.
- C. The commencement of any of the uses or activities listed in this Article (the District Regulations) shall require the issuance of a Zoning Permit from the Borough Zoning Officer, except as may be exempted by Section 1202 A. of this Ordinance.

301 USE REGULATIONS AND DIMENSIONAL REQUIREMENTS

The specific use regulations and dimensional requirements pertaining to each district are contained on the charts that follow, namely Sections 302-313. The use regulations are also presented by category of use in the TABLE OF USES which can be found in Appendix A of this Ordinance and many of the dimensional requirements are presented in a single page format in the TABLE OF DIMENSIONAL REQUIREMENTS which can be found in Appendix B.

Section 302
R-1 LOW DENSITY RESIDENTIAL DISTRICT

Uses and Structures

Permitted Principal Uses & Structures (Zoning Officer)	Permitted Accessory Uses & Structures (Zoning Officer)	Special Exception Uses & Structures (Zoning Hearing Board)	Conditional Uses & Structures (Borough Council)
<p>1.) Single -family detached dwellings. (see section 402)</p> <p>2.) Essential services. (see section 419)</p> <p>3.) Emergency Shelter (see section 434)</p>	<p>Uses & Structures customarily incidental to an approved principle residential use, including but not limited to:</p> <p>1.) Private garages.</p> <p>2.) Satellite receiving dishes.</p> <p>3.) Private swimming pools. (see section 420)</p> <p>4.) No-impact home-based businesses or home occupations. (see section 421)</p> <p>5.) Signs. (see section 703)</p> <p>6.) Off - street parking space. (see section 800)</p> <p>7.) Temporary helicopter landing zone</p> <p>8.) Alternative Energy System (see section 431)</p>	<p>1.) Professional offices.</p>	<p>1.) Parks and playgrounds. (see section 418)</p>

(Continued on next page) revised 02/27/13, 08/27/14, 08/26/15, 7/26/17, 09/13/23, 05/22/24

Section 302
R-1 LOW DENSITY RESIDENTIAL DISTRICT
Lot, Yard and Open Space Requirements

Minimum Lot Requirements (See Section 501)	Minimum Yard Requirements (See Section 502)	Maximum Height Requirements (See Section 503)
<ul style="list-style-type: none"> 1.) <u>Minimum Lot Area Per Principle Structure or Use:</u> 12,000 sq.ft. per dwelling unit or use. 2.) <u>Minimum Lot Width:</u> 80 feet. 3.) <u>Maximum Building Coverage:</u> 30% 4.) <u>Maximum Impervious Coverage:</u> 40% 	<ul style="list-style-type: none"> 1.) <u>Front Yard:</u> 25 feet from the edge of adjoining street cartway. 2.) <u>Side Yards:</u> 12 feet each side. 3.) <u>Rear Yard:</u> <ul style="list-style-type: none"> a. Principle structures - 30 feet b. Accessory structures - <ul style="list-style-type: none"> 1.) Abutting another lot - 5 feet 2.) Abutting a street or alley - 10 feet from the edge of cartway. 	<ul style="list-style-type: none"> 1.) <u>Principle Structures:</u> 35 feet. 2.) <u>Accessory Structures:</u> 15 feet.

R-2 MODERATE DENSITY RESIDENTIAL DISTRICT

Uses and Structures

Permitted Principal Uses & Structures (Zoning Officer)	Permitted Accessory Uses & Structures (Zoning Officer)	Special Exception Uses & Structures (Zoning Hearing Board)	Conditional Uses & Structures (Borough Council)
<ol style="list-style-type: none"> 1.) Single-family detached dwellings. (see section 402) 2.) Two-family dwellings; i.e. duplexes. (see section 402) 3.) Essential services. (see section 419) 4.) Churches or places of worship. 5.) Public libraries. (see section 415) 6.) Cemeteries. 	<p>Uses & Structures customarily incidental to an approved principle residential use, including but not limited to:</p> <ol style="list-style-type: none"> 1.) Private garages. 2.) Satellite receiving dishes. 3.) Private swimming pools. (see section 420) 4.) No-impact home-based businesses or home occupations. (see section 421) 5.) Signs. (see section 703) 6.) Off - street parking space. (see section 800) 7.) Temporary helicopter landing zone 8.) Alternative Energy System (see section 431) 	<ol style="list-style-type: none"> 1.) Conversion apartments. (see section 403) 2.) Boarding or rooming homes. (see section 407) 3.) Bed & breakfast establishments. (see section 411) 4.) Day care centers, nursery schools, or group day care homes. (see section 412). 5.) Clubs, lodges, social & fraternal organization facilities or halls. 6.) Professional offices. 	<ol style="list-style-type: none"> 1.) Multi-family dwelling structures. (see section 404) 2.) Group homes. (see section 408) 3.) Personal care homes. (see section 409) 4.) Retirement centers. (see section 410) 5.) Parks and playgrounds. (see section 418) 6.) Schools (see section 432)
<ol style="list-style-type: none"> 7.) Emergency Shelter (see section 434) 			

Section 303

R-2 MODERATE DENSITY RESIDENTIAL DISTRICT

Lot, Yard and Open Space Requirements

Minimum Lot Requirements (See Section 501)	Minimum Yard Requirements (See Section 502)	Maximum Height Requirements (See Section 503)
<p>1.) <u>Minimum Lot Area Per Principle Structure or Use:</u> a. <u>Single-Family Detached Dwellings and Other Principle Uses</u> - 8,000 sq.ft. per dwelling unit or use, except as provided below. b. <u>Two-Family Dwellings</u> - 6,000 sq.ft. per dwelling unit. c. <u>Multi-Family Dwelling Structures</u> - 4,000 sq. ft. per dwelling unit.</p> <p>2.) <u>Minimum Lot Width:</u> a. <u>Single-Family Detached Dwellings and Other Principle Uses</u> - 60 feet. a. <u>Single-Family Attached Dwelling Structures</u> - 20 feet per dwelling unit. (See Section 404)</p> <p>3.) <u>Maximum Building Coverage:</u> 35%</p> <p>4.) <u>Maximum Impervious Coverage:</u> 50%</p> <p>5.) <u>Maximum Building Coverage for schools, libraries and churches or places of worship:</u> 55%</p> <p>6.) <u>Maximum Impervious Coverage for schools, libraries and churches or places of worship:</u> 70%</p>	<p>1.) <u>Front Yard:</u> 20 feet from the edge of adjoining street cartway.</p> <p>2.) <u>Side Yards:</u> 10 feet each side. *</p> <p>3.) <u>Rear Yard:</u> a. Principle structures - 20 feet b. Accessory structures - 1.) Abutting another lot - 5 feet 2.) Abutting a street or alley - 10 feet from the edge of cartway.</p> <p>* <u>Note:</u> No side yard required where fire-rated common walls, approved per applicable codes, are used between dwelling units or structures.</p>	<p>1.) <u>Principle Structures:</u> 35 feet. 2.) <u>Accessory Structures:</u> 20 feet.</p>

Section 304

R-3 HIGH DENSITY RESIDENTIAL DISTRICT

Lot, Yard and Open Space Requirements

Minimum Lot Requirements (See Section 501)	Minimum Yard Requirements * (See Section 502)	Maximum Height Requirements (See Section 503)
<p>1.) <u>Minimum Lot Area Per Principle Structure or Use:</u> a. <u>Single-Family Detached Dwellings and Other Principle Uses</u> - 5,000 sq.ft. per dwelling unit or use, except as provided below. b. <u>Two-Family Dwellings</u> - 4,000 sq.ft. per dwelling unit. c. <u>Multi-Family Dwelling Structures</u> - 3,000 sq.ft. per dwelling unit. d. <u>Mobile Home Parks</u> - 5 acres. 2.) <u>Minimum Lot Width:</u> a. <u>Single-Family Detached Dwellings and Other Principle Uses</u> - 50 feet. a. <u>Single-Family Attached Dwelling Structures</u> - 20 feet per dwelling unit. (See Section 404) 3.) <u>Maximum Building Coverage:</u> 50% 4.) <u>Maximum Impervious Coverage:</u> 60%</p>	<p>1.) <u>Front Yard:</u> 20 feet from the edge of adjoining street cartway. 2.) <u>Side Yards:</u> 5 feet each side. ** 3.) <u>Rear Yard:</u> a. <u>Principle structures</u> - 20 feet b. <u>Accessory structures</u> - 1.) <u>Abutting another lot</u> - 5 feet 2.) <u>Abutting a street or alley</u> - 10 feet from the edge of cartway.</p>	<p>1.) <u>Principle Structures:</u> 45 feet. 2.) <u>Accessory Structures:</u> 20 feet.</p>
<p><u>MOBILE HOMES PARKS (see section 406)</u> 1.) <u>Front Yard:</u> 30 feet from the edge of adjoining street cartway. 2.) <u>Side Yards (not including porches, patios, decks, carports):</u> 10 feet min. 3.) <u>Minimum distance between Mobile Homes:</u> 20 feet. 4.) <u>Minimum distance between Mobile Homes & auxiliary structures:</u> 20 feet. 5.) <u>Rear Yard:</u> 10 feet.</p>	<p><u>MOBILE HOMES PARKS (see section 406)</u> 1.) <u>Front Yard:</u> 30 feet from the edge of adjoining street cartway. 2.) <u>Side Yards (not including porches, patios, decks, carports):</u> 10 feet min. 3.) <u>Minimum distance between Mobile Homes:</u> 20 feet. 4.) <u>Minimum distance between Mobile Homes & auxiliary structures:</u> 20 feet. 5.) <u>Rear Yard:</u> 10 feet.</p>	<p>** <u>Note:</u> No side yard required where fire-rated common walls, approved per applicable codes, are used between dwelling units or structures.</p>
<p>1.) <u>Minimum Park Area:</u> 5 acres. 2.) <u>Maximum Building Coverage:</u> 40% 3.) <u>Maximum Impervious Coverage:</u> 60% 4.) <u>Minimum Lot area per mobile Home</u> - 5,000 sq.ft. excluding the Right of Way. 5.) <u>Minimum Lot Width:</u> 50 feet. 6.) <u>Minimum entry patio or porch for each Mobile Home</u> - 100 sq.ft.</p>		

R-3 HIGH DENSITY RESIDENTIAL DISTRICT

Uses and Structures

Permitted Principal Uses & Structures (Zoning Officer)	Permitted Accessory Uses & Structures (Zoning Officer)	Special Exception Uses & Structures (Zoning Hearing Board)	Conditional Uses & Structures (Borough Council)
<ol style="list-style-type: none"> 1.) Single -family detached dwellings. (see section 402) 2.) Two-family dwellings; i.e. duplexes. (see section 402) 3.) Essential services. (see section 419) 4.) Churches or places of worship. 5.) Professional offices. 6.) Public libraries. (see section 415) 7.) Cemeteries. 8.) Emergency Shelter (see section 434) 	<p>Uses & Structures customarily incidental to an approved principle residential use, including but not limited to:</p> <ol style="list-style-type: none"> 1.) Private garages. 2.) Satellite receiving dishes. 3.) Private or semi-public swimming pools. (see section 420) 4.) No-impact home-based businesses or home occupations. (see section 421) 5.) Accessory residential uses. (see section 422) 6.) Signs. (see section 704) 7.) Off - street parking &/or loading areas. (see sections 800 & 801) 8.) Temporary helicopter landing zone 9.) Alternative Energy System (see section 431) 	<ol style="list-style-type: none"> 1.) Conversion apartments. (see section 403) 2.) Multi-family dwelling structures. (see section 404) 3.) Boarding or rooming homes. (see 407) section 407) 4.) Bed & breakfast establishments. (see section 411) 5.) Day care centers, nursery schools, or group day care homes. (see section 412) 6.) Clubs, lodges, social & fraternal organization facilities or halls. 7.) Place of assembly. (see section 415) 8.) Personal service businesses. (see section 413) 9.) Neighbor retail stores. (see section 413) 10.) Funeral homes. 	<ol style="list-style-type: none"> 1.) Mobile home parks. (see section 406) 2.) Group homes. (see section 408) 3.) Personal care homes. (see section 409) 4.) Retirement centers. (see section 410) 5.) Nursing homes. 6.) Parks and playgrounds. (see section 418) 7.) Cemeteries. 8.) Schools (see section 432)

PRD PLANNED RESIDENTIAL DEVELOPMENT DISTRICT

Uses and Structures

Permitted Principal Uses & Structures (Zoning Officer)	Permitted Accessory Uses & Structures (Zoning Officer)	Special Exception Uses & Structures (Zoning Hearing Board)	Conditional Uses & Structures (Borough Council)
<p>1.) Single-family detached dwellings. (see section 405)</p> <p>2.) Two-family dwellings; i.e. duplexes. (see section 402)</p> <p>3.) Multi-family dwelling structures, including single-family attached dwelling structures. (see section 405)</p> <p>4.) Essential services. (see section 419)</p> <p>5.) Parks and playgrounds. (see section 418)</p> <p>6.) Emergency Shelter (see section 434)</p>	<p>Uses & Structures customarily incidental to an approved principle residential use, including but not limited to:</p> <p>1.) Private garages.</p> <p>2.) Satellite receiving dishes.</p> <p>3.) Private or semi-public swimming pools. (see section 420)</p> <p>4.) No-impact home-based businesses or home occupations. (see section 421)</p> <p>5.) Signs. (see section 703)</p> <p>6.) Off-street parking &/or loading areas. (see section 800 & 801)</p> <p>7.) Temporary helicopter landing zone</p> <p>8.) Alternative Energy System (see section 431)</p>	<p>1.) Day care centers or nursery schools. (see section 412)</p> <p>2.) Neighbor retail stores. (see section 413)</p> <p>3.) Churches or places of worship.</p>	<p>1.) Retirement centers. (see section 410)</p>

(Continued on next page) revised 02/27/13, 08/27/14, 08/26/15, 7/26/17, 09/13/23, 05/22/24

Section 305

PRD PLANNED RESIDENTIAL DEVELOPMENT DISTRICT

Lot, Yard and Open Space Requirements

Minimum Lot Requirements (See Section 501)	Minimum Yard Requirements (See Section 502)	Maximum Height Requirements (See Section 503)
<p>1.) <u>Minimum Lot Area Per Principle Structure or Use:</u></p> <p>a. <u>Single-Family Detached Dwellings and Other Principle Uses</u> - 9,000 sq.ft. per dwelling unit or use, except as provided below.</p> <p>b. <u>Two-Family Dwellings</u> - 7,000 sq.ft. per dwelling unit.</p> <p>c. <u>Multi-Family Dwelling Structures</u> - 5,000 sq.ft. per dwelling unit.</p> <p>2.) <u>Minimum Lot Width:</u></p> <p>a. <u>Single-Family:</u></p> <p>1.) At right-of-way line: 24 feet</p> <p>2.) At building line: 50 feet</p> <p>b. <u>Multi-Family (including Two-Family Dwellings):</u></p> <p>1.) At right-of-way line: 24 feet</p> <p>2.) At building line: 25 feet</p> <p>3.) <u>Maximum Building Coverage:</u> 30%</p> <p>4.) <u>Maximum Impervious Coverage:</u> 45%</p>	<p>1.) <u>Front Yard:</u></p> <p>a. <u>Collector Streets:</u> 50 feet from edge of adjoining street right-of-way.</p> <p>b. <u>Interior Local Streets:</u> 30 feet from edge of adjoining street right-of-way.</p> <p>2.) <u>Side Yard:</u> 12 feet each side. *</p> <p>3.) <u>Rear Yard:</u></p> <p>a. <u>Single-Family:</u></p> <p>1.) Principle structures: 20 feet</p> <p>2.) Accessory structures: 5 feet</p> <p>b. <u>Multi-Family (including Two-Family Dwellings):</u></p> <p>1.) Tract Perimeter: 30 feet</p> <p>2.) Interior Lots: 5 feet</p> <p>* <u>Note:</u> No side yard required where fire-rated common walls, approved per applicable codes, are used between dwelling units or structures.</p>	<p>1.) <u>Principle Structures:</u> 35 feet.</p> <p>2.) <u>Accessory Structures:</u> 20 feet.</p>

C GENERAL COMMERCIAL DISTRICT

Uses and Structures

Permitted Principal Uses & Structures (Zoning Officer)	Permitted Accessory Uses & Structures (Zoning Officer)	Special Exception Uses & Structures (Zoning Hearing Board)	Conditional Uses & Structures (Borough Council)
<ol style="list-style-type: none"> 1.) Retail or personal service business establishments. (see section 413) 2.) Business, professional, or financial offices or institutions. 3.) Medical or dental offices or clinics. 4.) Restaurants or other eating establishments. (see section 413) 5.) Automotive sales and service facilities. 6.) Automotive service stations and/or automotive repair garages. (see section 414) 7.) Car washes. 8.) Public service buildings and facilities. 9.) Funeral homes. 10.) Clubs, lodges, social & fraternal organization facilities or halls. 11.) Essential services. (see section 419) 12.) Mobile Food Vending (see section 429) 13.) Single-family detached dwellings (see section 402). 14.) Two-family dwellings; i.e. duplexes (see section 402). 15.) Multi-family dwellings (see section 404). 16.) Convenience market, grocery store 17.) Laundromat 18.) Neighborhood or community shopping centers. 19.) Neighborhood retail store. 20.) Studio 	<p>Uses & Structures customarily incidental to an approved principle residential use, including but not limited to:</p> <ol style="list-style-type: none"> 1.) Private or semi-public swimming pools. (see 420) 2.) No-impact home-based businesses or home occupations. (see section 421) 3.) Outside storage. (see section 423) 4.) Satellite receiving dishes. 5.) Residential accessory structures (private garages, sheds, etc) for Single-family detached & attached & Two-family dwellings only (see section 422) 6.) Signs. (see section 705) 7.) Off - street parking &/or loading areas. (see section 800 & 801) 8.) Temporary helicopter landing zone 9.) Alternative Energy System (see section 431) 	<ol style="list-style-type: none"> 1.) Public entertainment establishments. (see section 415) 2.) Multiple principle Uses in a single building or structure. 	<ol style="list-style-type: none"> 1.) Hotel, motel or similar commercial lodging facilities. (see section 416) 2.) Commercial office buildings or office complexes. 3.) Principal Use Alternative Energy System (see section 431) 4.) Schools (see section 432)
<p>21.) Emergency Shelter (see section 434)</p>			

Section 306
C GENERAL COMMERCIAL DISTRICT

Lot, Yard and Open Space Requirements

Minimum Lot Requirements (See Section 501)	Minimum Yard Requirements (See Section 502)	Maximum Height Requirements (See Section 503)
<p>NON-RESIDENTIAL USES:</p> <p>1.) <u>Minimum Lot Area Per Principle Structure or Use:</u> 15,000 sq.ft. per use.</p> <p>2.) <u>Minimum Lot Width:</u> 100 feet</p> <p>3.) <u>Maximum Building Coverage:</u> 50%</p> <p>4.) <u>Maximum Impervious Coverage:</u> 80%</p>	<p>NON-RESIDENTIAL USES:</p> <p>1.) <u>Front Yard:</u> Same depth as existing or adjoining buildings or structures</p> <p>2.) <u>Side Yards:</u></p> <p>a. Abutting another lot in the C District - 12 feet each side. *</p> <p>b. Abutting a lot in any other District - 25 feet each side. *</p> <p>3.) <u>Rear Yard:</u></p> <p>a. <u>Principle Structures</u> - 25 feet.</p> <p>b. <u>Non-Residential Accessory Structures</u></p> <p>1.) 5 feet from the property line</p> <p>2.) 10 feet from edge of road cartway</p>	<p>1.) <u>Principle and Accessory Structures:</u> 40 feet</p>
<p>RESIDENTIAL USES:</p> <p>1.) <u>Minimum Lot Area Per Principle Structure or Use:</u></p> <p>a. <u>Single-Family Detached Dwellings and Other Principle Uses</u> - 8,000 sq.ft. per dwelling unit or use, except as provided below.</p> <p>b. <u>Two-Family Dwellings</u> - 6,000 sq.ft. per dwelling unit.</p> <p>c. <u>Multi-Family Dwelling Structures</u> - 4,000 sq.ft. per dwelling unit.</p> <p>2.) <u>Minimum Lot Width:</u></p> <p>a. <u>Single-Family Detached Dwellings and Other Principle Uses</u> - 60 feet.</p> <p>a. <u>Single-Family Attached Dwelling Structures</u> - 20 feet per dwelling unit. (See Section 404)</p> <p>3.) <u>Maximum Building Coverage:</u> 50%</p> <p>4.) <u>Maximum Impervious Coverage:</u> 60%</p>	<p>RESIDENTIAL USES:</p> <p>1.) <u>Front Yard:</u> Same depth as existing or adjoining buildings or structures.</p> <p>2.) <u>Side Yards:</u> 10 feet each side. *</p> <p>3.) <u>Rear Yard:</u></p> <p>a. <u>Principle Structures</u> - 25 feet.</p> <p>b. <u>Residential Accessory Structures</u></p> <p>1.) 5 feet from the property line</p> <p>2.) 10 feet from edge of road cartway</p> <p>* <u>Note:</u> No side yard required where fire-rated common walls, approved per applicable codes, are used between dwelling units or structures.</p>	

CBD 1 CENTRAL BUSINESS DISTRICT 1

Uses and Structures

Permitted Principal Uses & Structures (Zoning Officer)	Permitted Accessory Uses & Structures (Zoning Officer)	Special Exception Uses & Structures (Zoning Hearing Board)	Conditional Uses & Structures (Borough Council)
<ol style="list-style-type: none"> 1.) Retail or personal service business establishments. (see section 413) 2.) Public entertainment facilities or places of assembly. (see section 415). 3.) Art, music, dance & photography studios. 4.) Automotive sales facilities. 5.) Bar or cocktail lounges. 6.) Clubs, lodges, social & fraternal organization facilities or halls. 7.) Medical or dental offices or clinics. 8.) Household or office equipment repair shops. 9.) Publishing facilities. 10.) Public parking garages. 11.) Business, professional, or financial offices or institutions. 12.) Restaurants or other eating establishments. (see section 413) 13.) Funeral homes. 14.) Essential services. (see section 419) 15.) Public libraries. (see section 415) 16.) Mobile Food Vending (see section 429) 17.) Public service buildings and facilities. 18.) Emergency Shelter (see section 434) 	<p>Uses & Structures customarily incidental to an approved principle residential use, including but not limited to:</p> <ol style="list-style-type: none"> 1.) Satellite receiving dishes. 2.) Private or semi-public swimming pools. (see section 420) 3.) No-impact home-based businesses or home occupations. (see section 421) 4.) Accessory residential uses. (see section 422) 5.) Signs. (see section 705) 6.) Off - street parking &/or loading areas. (see section 800 & 801) 7.) Temporary helicopter landing zone 8.) Alternative Energy System (see section 431) 	<ol style="list-style-type: none"> 1.) Hotel, motel or similar commercial lodging facilities. (see section 416) 2.) Multiple retail or office uses in a single structure. 3.) Bed & breakfast establishments. (see section 411) 4.) Automotive service stations and/or automotive repair garages. (see section 414) 5.) Churches or place of worship. 6.) Boarding or rooming homes, or group homes. (see section 407 & 408) 	<ol style="list-style-type: none"> 1.) Principal Use Alternative Energy System (see section 431) 2.) Schools (see section 432)

Section 307
CBD 1 CENTRAL BUSINESS DISTRICT 1

Lot, Yard and Open Space Requirements

Minimum Lot Requirements (See Section 501)	Minimum Yard Requirements (See Section 502)	Maximum Height Requirements (See Section 503)
<p>NON-RESIDENTIAL USES:</p> <p>1.) <u>Minimum Lot Area Per Principle Structure or Use:</u> No minimum, however each lot shall be of sufficient size to accommodate all proposed buildings or structures, as well as all required service, access, parking, loading and open space areas.</p> <p>2.) <u>Minimum Lot Width:</u> No minimum, however space between buildings or structures located on the same or adjoining lots shall be sufficient to provide safe access to all such facilities.</p> <p>3.) <u>Maximum Building Coverage:</u> 75%</p>	<p>NON-RESIDENTIAL USES:</p> <p>1.) <u>Front Yard:</u> Same depth as existing or adjoining buildings or structures</p> <p>2.) <u>Side Yards:</u> 5 feet each side. *</p> <p>3.) <u>Rear Yard:</u></p> <ul style="list-style-type: none"> a. <u>Principle Structures</u> - 10 feet. b. <u>Non-Residential Accessory Structures</u> <ul style="list-style-type: none"> 1.) 5 feet from the property line 2.) 10 feet from edge of road cartway 	<p>1.) <u>Principle and Accessory Structures:</u> 45 feet</p>
<p>* <u>Note:</u> No side yard required where fire-rated common walls, approved per applicable codes, are used between structures.</p>		

CBD 2 CENTRAL BUSINESS DISTRICT 2

Uses and Structures

Permitted Principal Uses & Structures (Zoning Officer)	Permitted Accessory Uses & Structures (Zoning Officer)	Special Exception Uses & Structures (Zoning Hearing Board)	Conditional Uses & Structures (Borough Council)
1.) Retail or personal service business establishments. (see section 413) 2.) Public entertainment facilities or places of assembly. (see section 415). 3.) Art, music, dance & photography studios. 4.) Automotive sales facilities. 5.) Bar or cocktail lounges. 6.) Clubs, lodges, social & fraternal organization facilities or halls. 7.) Medical or dental offices or clinics. 8.) Household or office equipment repair shops. 9.) Publishing facilities. 10.) Public parking garages. 11.) Business, professional, or financial offices or institutions. 12.) Restaurants or other eating establishments. (see section 413) 13.) Funeral homes. 14.) Essential services. (see section 419) 15.) Public libraries. (see section 415) 16.) Mobile Food Vending (see section 429) 17.) Single-family detached dwellings (see section 402). 18.) Two-family dwellings; i.e. duplexes (see section 402). 19.) Multi-family dwellings (see section 404). 20.) Public service buildings and facilities.	Uses & Structures customarily incidental to an approved principle residential use, including but not limited to: 1.) Satellite receiving dishes. 2.) Private or semi-public swimming pools. (see section 420) 3.) No-impact home-based businesses or home occupations. (see section 421) 5.) Residential accessory structures (private garages, sheds, etc) for Single-family detached & attached & Two-family dwellings only (see section 422) 5.) Signs. (see section 705) 6.) Off - street parking &/or loading areas. (see section 800 & 801) 7.) Temporary helicopter landing zone 8.) Alternative Energy System (see section 431) 21.) Emergency Shelter (see section 434)	1.) Hotel, motel or similar commercial lodging facilities. (see section 416) 2.) Multiple retail or office uses in a single structure. 3.) Bed & breakfast establishments. (see section 411) 4.) Automotive service stations and/or automotive repair garages. (see section 414) 5.) Churches or place of worship. 6.) Boarding or rooming homes, or group homes. (see section 407 & 408)	1.) Principal Use Alternative Energy System (see section 431) 2.) Schools (see section 432)

CBD 2 CENTRAL BUSINESS DISTRICT 2

Lot, Yard and Open Space Requirements

Minimum Lot Requirements (See Section 501)	Minimum Yard Requirements (See Section 502)	Maximum Height Requirements (See Section 503)
<p>NON-RESIDENTIAL USES:</p> <p>1.) <u>Minimum Lot Area Per Principle Structure or Use:</u> No minimum, however each lot shall be of sufficient size to accommodate all proposed buildings or structures, as well as all required service, access, parking, loading and open space areas.</p> <p>2.) <u>Minimum Lot Width:</u> No minimum, however space between buildings or structures located on the same or adjoining lots shall be sufficient to provide safe access to all such facilities.</p> <p>3.) <u>Maximum Building Coverage:</u> 75%</p>	<p>NON-RESIDENTIAL USES:</p> <p>1.) <u>Front Yard:</u> Same depth as existing or adjoining buildings or structures 1.) <u>Principle and Accessory Structures:</u> 45 feet</p> <p>2.) <u>Side Yards:</u> 5 feet each side. *</p> <p>3.) <u>Rear Yard:</u></p> <p>a. <u>Principle Structures</u> - 10 feet.</p> <p>b. <u>Non-Residential Accessory Structures</u></p> <p>1.) 5 feet from the property line</p> <p>2.) 10 feet from edge of road cartway</p>	
<p>RESIDENTIAL USES:</p> <p>1.) <u>Minimum Lot Area Per Principle Structure or Use:</u></p> <p>a. <u>Single-Family Detached Dwellings and Other Principle Uses</u> - 5,000 sq.ft. per dwelling unit or use, except as provided below.</p> <p>b. <u>Two-Family Dwellings</u> - 4,000 sq.ft. per dwelling unit.</p> <p>c. <u>Multi-Family Dwelling Structures</u> - 3,000 sq.ft. per dwelling unit.</p> <p>2.) <u>Minimum Lot Width:</u></p> <p>a. <u>Single-Family Detached Dwellings and Other Principle Uses</u> - 50 feet.</p> <p>a. <u>Single-Family Attached Dwelling Structures</u> - 20 feet per dwelling unit. (See Section 404)</p> <p>3.) <u>Maximum Building Coverage:</u> 50%</p> <p>4.) <u>Maximum Impervious Coverage:</u> 60%</p>	<p>RESIDENTIAL USES:</p> <p>1.) <u>Front Yard:</u> Same depth as existing or adjoining buildings or structures.</p> <p>2.) <u>Side Yards:</u> 5 feet each side. *</p> <p>3.) <u>Rear Yard:</u></p> <p>a. <u>Principle Structures</u> - 25 feet.</p> <p>b. <u>Residential Accessory Structures</u></p> <p>1.) 5 feet from the property line</p> <p>2.) 10 feet from edge of road cartway</p> <p>* <u>Note:</u> No side yard required where fire-rated common walls, approved per applicable codes, are used between dwelling units or structures.</p>	

M MANUFACTURING DISTRICT

Uses and Structures

Permitted Principal Uses & Structures (Zoning Officer)	Permitted Accessory Uses & Structures (Zoning Officer)	Special Exception Uses & Structures (Zoning Hearing Board)	Conditional Uses & Structures (Borough Council)
<ol style="list-style-type: none"> 1.) Manufacturing or assembly operations, including light industrial uses. (see section 417) 2.) Steel fabrication. (see section 417) 3.) Machine shops. (see section 417) 4.) Forges or foundries. (see section 417) 5.) Food processing or meat packing operations. (see section 417) 6.) Wholesale bakeries. (see section 417) 7.) Research and development facilities, including laboratories. 8.) Brewing, distilling and/or bottling plants. (see section 417) 9.) Stone or monument works. 10.) Building materials sales yards, lumber yards. 11.) Industrial or manufacturing machine repair shops. 12.) Essential services. (see section 419) 13.) Emergency Shelter (see section 434) 	<p>Uses & Structures customarily incidental to an on-site principle use, including but not limited to:</p> <ol style="list-style-type: none"> 1.) Administrative offices 2.) Accessory warehousing and storage. 3.) Accessory sales and retail outlets. 4.) Satellite receiving dishes. 5.) Outside storage. (see section 423) 6.) Signs. (see section 705) 7.) Off - street parking and / or loading areas. (see section 800 & 801) 8.) Temporary helicopter landing zone 9.) Alternative Energy System (see section 431) 	<ol style="list-style-type: none"> 1.) Commercial communication antennas, towers and / or equipment buildings. 2.) Multiple industrial or wholesales uses of a single building. 	<ol style="list-style-type: none"> 1.) Automobile sales facility. 2.) Automotive repair garage. 3.) Automotive service station. 4.) Distribution facility. 5.) Retail establishment. 6.) Warehouse or storage facilities. 7.) Trucking or Motor Freight Terminals. 8.) Business Office. 9.) Business Services. 10.) Carwash. 11.) Clinic, medical or dental. 12.) Commercial Lodging Facility. 13.) Convenience Market. 14.) Commercial Office Building. 15.) Entertainment Facility, Public 16.) Financial Offices / Institutions 17.) Grocery Stores. 18.) Hotels 19.) Industrial Park. 20.) Laundromat. 21.) Motel 22.) Office Complex. 23.) Personal Service Business. 24.) Professional Offices. 25.) Public Service Building or Facility. 26.) Shopping Center. 27.) Principal Use Alternative Energy System (see section 431) 28.) Outdoor commercial recreational facilities. (see section 418) 29.) Wireless Communication Facilities (see section 430) 30.) Supermarket. 31.) Studio 32.) Schools (see section 432)

Section 309

M MANUFACTURING DISTRICT

Lot, Yard and Open Space Requirements

Minimum Lot Requirements (See Section 501)	Minimum Yard Requirements (See Section 502)	Maximum Height Requirements (See Section 503)
<p>1.) <u>Minimum Lot Area Per Principle Structure or Use:</u> 40,000 sq.ft. per use.</p> <p>2.) <u>Minimum Lot Width:</u> 100 feet</p> <p>3.) <u>Maximum Building Coverage:</u> 80%, or as may otherwise determined by application of appropriate yard requirements.</p>	<p>1.) <u>Front Yard:</u> 30 feet from the edge of adjoining street cartway.</p> <p>2.) <u>Side Yards:</u></p> <ul style="list-style-type: none"> a. Abutting another lot in the M District - 12 feet each side. * b. Abutting a lot in any other District - 25 feet. * <p>3.) <u>Rear Yard:</u></p> <ul style="list-style-type: none"> a. <u>Principle Structures -</u> <ul style="list-style-type: none"> 1.) Abutting another lot in the M District - 30 feet. 2.) Abutting a lot in any other District - 50 feet. b. <u>Accessory Structures - 25 feet.</u> <p>* <u>Note:</u> No side yard required where fire-rated common walls, approved per applicable codes, are used between structures.</p> <p>** <u>Note:</u> See Sections 430 & Appendix H for Wireless Communication Facility regulations</p>	<p>1.) <u>Principle and Accessory Structures:</u> 100 feet</p>

revised 02/27/13, 08/27/14, 08/26/15

EDD ECONOMIC DEVELOPMENT DISTRICT

Uses and Structures

Permitted Principal Uses & Structures (Zoning Officer)	Permitted Accessory Uses & Structures (Zoning Officer)	Special Exception Uses & Structures (Zoning Hearing Board)	Conditional Uses & Structures (Borough Council)
<ol style="list-style-type: none"> 1.) Manufacturing or assembly operations, including light industrial uses. (see section 417) 2.) Research & development facilities. 3.) Wholesale commercial greenhouses. 4.) Automotive service stations & / or repair shops. (see section 414) 5.) Public service buildings and facilities. 6.) Wholesale bakeries. (see section 417) 7.) Food processing or meat packing operations. (see section 417) 8.) Machine shops. (see section 417) 9.) Essential services. (see section 419) 10.) Agriculture, Land cultivation, horticulture, outdoor nurseries, and forest management activities. 11.) Emergency Shelter (see section 434) 	<p>Uses & Structures customarily incidental to an on-site principle use, including but not limited to:</p> <ol style="list-style-type: none"> 1.) Administrative offices 2.) Accessory warehousing and storage. 3.) Accessory sales and retail outlets. 4.) Satellite receiving dishes. 5.) Outside storage. (see section 423) 6.) Signs. (see section 705) 7.) Off - street parking and / or loading areas. (see section 800 & 801) 8.) Temporary helicopter landing zone 9.) Alternative Energy System (see section 431) 	<ol style="list-style-type: none"> 1.) Multiple industrial or wholesale uses of a single building. 2.) Commercial communication antennas, towers and / or equipment buildings. 	<ol style="list-style-type: none"> 1.) Trucking or motor freight terminal. 2.) Warehousing, storage, or distribution facilities. 3.) Commercial office buildings or office complexes. 4.) Industrial parks. (see section 417) 5.) Heliport 6.) Wireless Communication Facilities (see 430) 7.) Adult entertainment establishments. (see section 427) 8.) Outdoor commercial recreational facilities. (see section 418) 9.) Principal Use Alternative Energy System (see section 431) 10.) Livestock, fowl, and bee apiaries 11.) Schools (see section 432) 12.) Rehab Facility (see section 433) 13.) Homeless Shelter (see section 434)

(Continued on next page) revised 02/27/13, 08/27/14, 08/26/15, 7/26/17, 09/13/23, 05/22/24

EDD ECONOMIC DEVELOPMENT DISTRICT

Lot, Yard and Open Space Requirements

Minimum Lot Requirements (See Section 501)	Minimum Yard Requirements (See Section 502)	Maximum Height Requirements (See Section 503)
<p>1.) <u>Minimum Lot Area Per Principle Structure or Use:</u> 2 acres per use.</p>	<p>1.) <u>Front Yard:</u> 40 feet from the edge of adjoining street cartway.</p>	<p>1.) <u>Principle and Accessory Structures:</u> 100 feet</p>
<p>2.) <u>Minimum Lot Width:</u> 150 feet</p>	<p>2.) <u>Side Yards:</u> 20 feet each side.</p>	
<p>3.) <u>Maximum Building Coverage:</u> 50%</p>	<p>3.) <u>Rear Yard:</u> a. <u>Principle Structures</u> - 30 feet. b. <u>Accessory Structures</u> - 25 feet.</p>	
<p>4.) <u>Maximum Impervious Coverage:</u> 70%</p>	<p>4.) <u>Heliports (only):</u> a. <u>Safety Area</u> - The obstruction free safety area around the outside of the (FATO) Final Approach and Take-Off area; 100 feet from all property lines. b. <u>Structures:</u> See the front, side and rear yard requirements as noted above.</p>	
	<p>** Note: See Sections 430 & Appendix H for Wireless Communication Facility regulations</p>	

revised 7/11/12

I/OP INDUSTRIAL / OFFICE PARK DISTRICT

Uses and Structures

Permitted Principal Uses & Structures (Zoning Officer)	Permitted Accessory Uses & Structures (Zoning Officer)	Special Exception Uses & Structures (Zoning Hearing Board)	Conditional Uses & Structures (Borough Council)
<ol style="list-style-type: none"> 1.) Light industrial uses. (see section 417) 2.) Research & development facilities. 3.) Public service buildings and facilities. 4.) Essential services. (see section 419) 5.) Emergency Shelter (see section 434) 	<p>Uses & Structures customarily incidental to an on-site principle use, including but not limited to:</p> <ol style="list-style-type: none"> 1.) Administrative offices 2.) Accessory warehousing and storage. 3.) Accessory sales and retail outlets. 4.) Satellite receiving dishes. 5.) Outside storage. (see section 423) 6.) Signs. (see section 705) 7.) Off - street parking and / or loading areas. (see section 800 & 801) 8.) Temporary helicopter landing zone 9.) Alternative Energy System (see section 431) 	<ol style="list-style-type: none"> 1.) Multiple industrial uses of a single building. 2.) Professional or business offices. 3.) Commercial office buildings or office complexes. 4.) Commercial communication antennas, towers and / or equipment buildings. 	<ol style="list-style-type: none"> 1.) Heliport 2.) Wireless Communication Facilities (see 430) 3.) Principal Use Alternative Energy System (see section 431) 4.) Schools (see section 432) 5.) Rehab Facility (see section 433) 6.) Homeless Shelter (see section 434)

(Continued on next page) revised 02/27/13, 08/27/14, 08/26/15, 7/26/17, 09/13/23, 05/22/24

Section 311
I/OP INDUSTRIAL / OFFICE PARK DISTRICT

Lot, Yard and Open Space Requirements

Minimum Lot Requirements (See Section 501)	Minimum Yard Requirements (See Section 502)	Maximum Height Requirements (See Section 503)
<p>1.) <u>Minimum Lot Area Per Principle Structure or Use:</u> 2 acres per use.</p> <p>2.) <u>Minimum Lot Width:</u> 150 feet</p> <p>3.) <u>Maximum Building Coverage:</u> 50%</p> <p>4.) <u>Maximum Impervious Coverage:</u> 70%</p>	<p>1.) <u>Front Yard:</u> 40 feet from the edge of adjoining street cartway.</p> <p>2.) <u>Side Yards:</u> 20 feet each side.</p> <p>3.) <u>Rear Yard:</u> a. <u>Principle Structures</u> - 30 feet. b. <u>Accessory Structures</u> - 25 feet.</p> <p>4.) <u>Heliports (only):</u> a. <u>Safety Area</u> - The obstruction free safety area around the outside of the <u>(FATO) Final Approach</u> and <u>Take-Off area:</u> 100 feet from all property lines. b. <u>Structures:</u> See the front, side and rear yard requirements as noted above.</p> <p>** Note: See Sections 430 & Appendix H for Wireless Communication Facility regulations</p>	<p>1.) <u>Principle and Accessory Structures:</u> 100 feet</p>

Section 312

OS OPEN SPACE DISTRICT

Uses and Structures

Permitted Principal Uses & Structures (Zoning Officer)	Permitted Accessory Uses & Structures (Zoning Officer)	Special Exception Uses & Structures (Zoning Hearing Board)	Conditional Uses & Structures (Borough Council)
<p>3.) Agriculture, Land cultivation, horticulture, outdoor nurseries, and forest management activities.</p> <p>2.) Water - related uses, such as docks, piers, marinas, etc. (see section 426)</p>	<p>Uses & Structures customarily incidental to an on-site principle use, including but not limited to:</p> <p>1.) Pervious parking areas.</p> <p>2.) Temporary helicopter landing zone</p>	<p>1.) Paved roads, driveways or parking areas.</p>	<p>1.) Undeveloped outdoor public or private recreational uses, including parks, playgrounds, picnic areas, swimming or boating areas, wildlife or nature preserves, day camps, hiking trails, and similar activities.</p> <p>2.) Essential services, including railroads, bridges, transmission lines, water & sewer treatment plants, & similar uses. (see section 419)</p> <p>3.) Livestock, fowl, and bee apiaries</p>

(Continued on next page) revised 02/27/13, 08/27/14, 08/26/15, 7/26/17, 09/13/23

Section 312

OS OPEN SPACE DISTRICT

Lot, Yard and Open Space Requirements

Minimum Lot Requirements (See Section 501)	Minimum Yard Requirements (See Section 502)	Maximum Height Requirements (See Section 503)
1.) <u>Minimum Lot Area Per Principle Structure or Use:</u> 1 acre per use. 2.) <u>Minimum Lot Width:</u> 100 feet 3.) <u>Maximum Building Coverage:</u> 20%	1.) <u>Front Yard:</u> 40 feet from the edge of adjoining street cartway. 2.) <u>Side Yards:</u> 12 feet each side. 3.) <u>Rear Yard:</u> a. <u>Principle Structures</u> - 50 feet. b. <u>Accessory Structures</u> - 25 feet.	1.) <u>Principle Structures:</u> 35 feet. 2.) <u>Accessory Structures:</u> 20 feet.

Section 313

FF & FP FLOOD FRINGE & GENERAL FLOODPLAIN DISTRICT
(OVERLAY DISTRICT)

Uses and Structures *

Permitted Principal Uses & Structures (Zoning Officer)	Permitted Accessory Uses & Structures (Zoning Officer)	Special Exception Uses & Structures (Zoning Hearing Board)	Conditional Uses & Structures (Borough Council)
<p>NOTE: Same as the underlying district as permitted by the Article 6 Supplementary Floodplain Management Regulations</p> <p>1.) Temporary uses, such as carnivals or circuses. (see section 425)</p>	<p>NOTE: Same as the underlying district as permitted by the Article 6 Supplementary Floodplain Management Regulations</p> <p>1.) Accessory uses, such as yards, gardens, or pervious parking areas.</p>	<p>NOTE: Same as the underlying district as permitted by the Article 6 Supplementary Floodplain Management Regulations</p> <p>1.) Storage of materials & equipment, provided they are not buoyant, flammable or explosive, and are not subject to major damage by flooding or can be firmly anchored during times of flooding.</p>	<p>NOTE: Same as the underlying district as permitted by the Article 6 Supplementary Floodplain Management Regulations</p> <p>1.) Undeveloped outdoor public or private recreational uses, including parks, playgrounds, picnic areas, swimming or boating areas, wildlife or nature preserves, day camps, hiking trails, and similar activities.</p> <p>2.) Essential services, including railroads, bridges, transmission lines, water & sewer treatment plants, & similar uses. (see section 419)</p>

* **NOTE:** All uses, activities, and/or development in this district shall be undertaken in strict compliance with the floodproofing regulations contained in Article 6 of this Ordinance.

(Continued on next page) revised 02/27/13, 08/27/14, 08/26/15, 7/26/17, 09/13/23

Section 313
FF & FP FLOOD FRINGE & GENERAL FLOODPLAIN DISTRICT
(OVERLAY DISTRICT)

Lot, Yard and Open Space Requirements

Minimum Lot Requirements (See Section 501)	Minimum Yard Requirements (See Section 502)	Maximum Height Requirements (See Section 503)
NOTE: Same as the underlying district	NOTE: Same as the underlying district	NOTE: Same as the underlying district

Section 314

FW FLOODWAY DISTRICT
(OVERLAY DISTRICT)

Uses and Structures *

Permitted Principal Uses & Structures (Zoning Officer)	Permitted Accessory Uses & Structures (Zoning Officer)	Special Exception Uses & Structures (Zoning Hearing Board)	Conditional Uses & Structures (Borough Council)
<p>NOTE: Same as the underlying district as permitted by the Article 6 Supplementary Floodplain Management Regulations</p> <p>1.) Temporary uses, such as carnivals or circuses. (see section 425)</p> <p>2.) Water-related uses. (see section 426)</p>	<p>NOTE: Same as the underlying district as permitted by the Article 6 Supplementary Floodplain Management Regulations</p> <p>1.) Accessory uses, such as yards, gardens, or pervious parking areas.</p>	<p>NOTE: Same as the underlying district as permitted by the Article 6 Supplementary Floodplain Management Regulations</p>	<p>NOTE: Same as the underlying district as permitted by the Article 6 Supplementary Floodplain Management Regulations</p> <p>1.) Undeveloped outdoor public or private recreational uses, including parks, playgrounds, picnic areas, swimming or boating areas, wildlife or nature preserves, day camps, hiking trails, and similar activities.</p> <p>2.) Essential services, including railroads, bridges, transmission lines, water & sewer treatment plants, & similar uses. (see section 419)</p>

* **NOTE:** NO construction, development, use, activity, or encroachment shall be permitted which will cause an increase in 100 year flood heights.

* **NOTE:** All uses, activities, and/or development in this district shall be undertaken in strict compliance with the floodproofing regulations contained in Article 6 of this Ordinance.

(Continued on next page) revised 02/27/13, 08/27/14, 08/26/15, 7/26/17, 09/13/23

Section 314

**FW FLOODWAY DISTRICT
(OVERLAY DISTRICT)**

Lot, Yard and Open Space Requirements

Minimum Lot Requirements
(See Section 501)

NOTE: Same as the underlying district

Minimum Yard Requirements
(See Section 502)

NOTE: Same as the underlying district

Maximum Height Requirements
(See Section 503)

NOTE: Same as the underlying district