

## ARTICLE IV

### ZONING DISTRICTS

#### 4.00 ESTABLISHMENT AND DESCRIPTION OF DISTRICTS

For the purpose of implementing the community development objectives of this Ordinance, the following zoning districts are hereby established:

R-1	-	Low-Density Residential District
R-2	-	Moderate-Density Residential District
T-C	-	Town Center Commercial District
H-C	-	Highway Commercial District
I-M	-	Industrial/Manufacturing District

The Districts and district requirements are delineated in this Article.

#### 4.01 R-1 Low-Density Residential District

The purpose of the Low-Density Residential District is to protect existing residential areas from incompatible land uses and to provide for the continuation of relatively low-density residential development. The district also provides for certain public and semipublic uses considered necessary to the general welfare of the district. Uses that would substantially interfere with the principle uses are discouraged.

##### A. **Permitted Uses** – The following are permitted uses in the R-1 District:

1. Single-family detached dwellings
2. Two-family detached dwellings
3. Houses of Worship, convent, rectory, parsonage or other incidental structures
4. Public uses
5. Cemeteries and necessary incidental structures
6. Essential Services
7. Accessory Buildings and Uses on the same lot with and incidental to any of the above uses.
8. Forestry
9. No-Impact Home Based Businesses

**B. Special Exception Uses** -- The following require Special Exceptions in accordance with Article VI of this Ordinance, and are subject to review and action by the Zoning Hearing Board:

1. Educational and philanthropic facilities (public and private)
2. Day care facilities (child and adult) subject to appropriate State regulations.
3. Home occupations
4. Funeral Homes
5. Group homes
6. Bed and Breakfast Inns
7. Hospitals
8. Accessory Buildings and Uses on the same lot with and incidental to approved Special Exception Uses in this subsection.

**C. Conditional Uses** - The following require Conditional Uses in accordance with Article VI of this Ordinance, and are subject to review and action by the Borough Council:

1. Neighborhood convenience commercial
2. Accessory Buildings and Uses on the same lot with and incidental to approved Conditional Uses in this subsection.

**D. Area** - The minimum lot area for uses within the R-1 District are as follows:

1. Single-family dwelling - 7,500 sq. ft.
2. Other dwellings - 5,000 sq. ft. except 3,750 sq. ft. per dwelling unit for two-story structures
3. Other uses - 15,000 sq. ft. or minimum required to meet off-street parking and other requirements, whichever is greater

**E. Minimum lot width** -- The minimum lot width within the R-1 District at setback is as follows:

1. Single Family detached and two-family dwellings - 75 feet
2. Bed and Breakfast Inn -- 75 feet
3. Other uses - 150 feet

**F. Lot Coverage** - All buildings, including accessory buildings/structures, shall not cover more than thirty percent (30%) of the lot.

**G. Setback** -- The minimum distance from the right-of-way or property line is as follows:

1. Front Yard  
Principal Building: Thirty (30) feet
2. Side Yard (interior Lot)  
Principal Building: Each lot shall have two (2) side yards with each being a minimum of 20% of the lot width up to a maximum of eight (8) feet.

Side Yard (corner lot)

Principal Building: Side yard facing street shall be 1 ½ that required for an interior lot.

Swimming Pool: Six (6) feet

Accessory Building: Three (3) feet (for accessory buildings (other) having an area of 100 sq. ft. or less)

Decks: The side setbacks formed by the existing principal building

3. Rear Yard

Principal Building: Twenty (20) feet.

Swimming Pool: Six (6) feet

Accessory Building: Three (3) feet - for accessory buildings having an area of 100 sq. ft. or less

Ten (10) feet - for accessory buildings having an area of greater than 100 sq. ft.

Decks: Three (3) feet

**H. Height** – The maximum height of buildings within the R-1 District is thirty-five (35) feet.

**I. Off-Street Parking** – Shall be provided as under Subsection 5.13.

**J. Building Area** – The building area of any lot shall provide at least one thousand (1,000) square feet of gross floor area on the first floor of a one story house or within the perimeter of a split-level house and at least seven hundred (700) square feet of gross floor area on the first floor of a two-story house..

**4.02 R-2 Moderate-Density Residential District**

The Moderate-Density Residential District is intended to protect existing residential areas from incompatible land uses and to provide primarily for single-family and two-family housing at moderate densities. Certain public and semipublic uses are also provided for in this district.

**A. Permitted Uses** – The following are permitted uses in the R-2 District:

1. Single-family detached dwellings
2. Two-family detached dwellings
3. Conversion of single-family detached dwellings into conversion apartments
4. Hospital
5. Public uses
6. Educational and philanthropic facilities (public and private)
7. Group Homes
8. Essential Services

9. Accessory Buildings and Uses on the same lot with and incidental to any of the above uses
10. Forestry
11. No-Impact Home Based Businesses

**B. Special Exception Uses** – The following require Special Exceptions in accordance with Article VI of this Ordinance, and are subject to review and action by the Zoning Hearing Board:

1. Private clubs and Fraternal Organizations
2. Day care facilities (child and adult) subject to appropriate State regulations.
3. Home occupations
4. Funeral Homes
5. Personal Care Homes
6. Nursing Homes
7. Bed and Breakfast Inns
8. Multi-Family Dwellings
9. Accessory Buildings and Uses on the same lot with and incidental to approved Special Exception Uses in this subsection.

**C. Conditional Uses** - The following require Conditional Uses in accordance with Article VI of this Ordinance, and are subject to review and action by the Borough Council:

1. Neighborhood convenience commercial in a free-standing building or on first floor of a multi-family building
2. Mobile Home Park
3. Accessory Buildings and Uses on the same lot with and incidental to approved Conditional Uses in this subsection.

**D. Area** - The minimum lot area for uses within the R-2 District are as follows:

- |    |                             |   |   |
|----|-----------------------------|---|---|
| 1. | Single-family dwelling      | - | 4,500 sq. ft.   |
| 2. | Two-family dwellings        | - | 3,000 sq. ft. per dwelling unit   |
| 3. | Multi-family dwellings      |   |   |
|    | One (1) story               | - | 2,000 sq. ft. per dwelling unit   |
|    | Two (2) stories             | - | 1,500 sq. ft. per dwelling unit   |
|    | Three (3) stories           | - | 1,500 sq. ft. per dwelling unit   |
|    | Four (4) stories and higher | - | 1,000 sq. ft. per dwelling unit   |
| 4. | Other uses                  | - | 9,000 sq. ft. or minimum required to meet off-street parking and other requirements, whichever is greater |

**E. Minimum lot width** – The minimum lot width within the R-2 District at setback is as follows:

1. Single Family detached and - 45 feet
2. Two-family dwellings – 60 ft.

3. Other uses - 90 feet

F. **Lot Coverage** - All buildings, including accessory buildings/structures, shall not cover more than forty percent (40%) of the lot.

G. **Setback** - The minimum distance from the right-of-way or property line is as follows:

1. Front Yard (interior lot)

Principal Building: Fifteen (15) feet in cases where no principal buildings are on abutting lots  
The shallower of the setback of the principal buildings on abutting lots

2. Side Yard (interior lot)

Principal Building: Each lot shall have two (2) side yards with each being a minimum of 20% of the lot width up to a maximum of eight (8) feet.

Side Yard (corner lot)

Principal Building: Side yard facing street shall be 1 ½ that required for an interior lot.

Swimming Pool: Six (6) feet

Accessory Building: Three (3) feet (for accessory buildings having an area of 100 sq. ft. or less)

Decks: The side setbacks formed by the existing principal building

3. Rear Yard

Principal Building: Twenty (20) feet.

Swimming Pool: Six (6) feet

Accessory Building: Three (3) feet - for accessory buildings having an area of 100 sq. ft. or less  
Ten (10) feet - for accessory buildings having an area of greater than 100 sq. ft.

Decks: Three (3) feet

H. **Height** - The maximum height of buildings within the R-1 District is thirty-five (35) feet.

I. **Off-Street Parking** - Shall be provided as under Subsection 5.13.

J. **Building Area** - The building area of any lot shall provide at least nine hundred (900) square feet of gross floor area on the first floor.

The purpose of the Central Business District is to provide for a variety of commercial uses within certain contiguous areas at the intersection of and along portions of major access corridors within the Borough; to promote a greater concentration and continuity of retail stores, restaurants and commercial services having a primary pedestrian orientation; and to promote the use of buildings within certain areas of the Central Business District for retail sales, personal and finance services, eating establishments and similar uses.

- A. Permitted Uses** – The following are permitted uses in the T-C District:
1. Pedestrian-oriented commercial retail establishments, including general merchandise stores, food stores, antique shops, craft shops, artisan shops/studios, hardware stores, clothing stores, and similar retail sales excluding Adult Entertainment establishments
  2. Commercial services establishments, including insurance offices, photography studios, travel agencies, educational services, and similar service establishments
  3. Banks and other financial institutions
  4. Church or House of worship
  5. Commercial recreation establishments, including health clubs, dance studios, social centers and gymnasiums
  6. Hotels and motels
  7. Professional offices, including medical, dental, optical, legal, accounting services and similar recognized professions
  8. Cultural facilities, including libraries, museums and theatres
  9. Eating and drinking establishments
  10. Business offices and service establishments
  11. Personal service establishments including tailoring, haircutting and hair styling, daycare, shoe repair, dry cleaning, and similar establishments, excluding personal services defined as Adult Entertainment
  12. Private Clubs and fraternal organizations
  13. Off-street parking as a principal use
  14. Post Office and government buildings
  15. Multi-family dwellings under 35 feet in height
  16. Public uses
  17. Mixed use buildings housing two or more permitted uses in this district
  18. Accessory Buildings and Uses on the same lot with and incidental to any of the above uses
  19. Essential services
  20. Forestry
- B. Special Exception Uses** – The following require Special Exceptions in accordance with Article VI of this Ordinance, and are subject to review and action by the Zoning Hearing Board:
1. Multi-family dwellings exceeding 35 feet in height

2. Accessory Buildings and Uses on the same lot with and incidental to approved Special Exception Uses in this subsection.
3. Flea Market

**C. Conditional Uses** - The following require Conditional Uses in accordance with Article VI of this Ordinance, and are subject to review and action by Borough Council:

1. Vehicle service stations
2. Funeral Homes
3. Accessory Buildings and Uses on the same lot with and incidental to approved Conditional Uses in this subsection.

**D. Area** - The minimum lot area for uses within the T-C District is as follows:

1. None unless otherwise noted in this section. Minimum lot shall be sufficient to comply with all dimensional, parking, loading buffer requirements of this District.
2. Multi-family dwellings:
 

1 story:	1,500 sq. ft. per dwelling unit
2-3 stories:	1,000 sq. ft. per dwelling unit
4 stories +:	750 sq. ft. per dwelling unit

**E. Minimum lot width** - None required

**F. Lot Coverage** - All buildings, including accessory buildings, shall not cover sixty percent (60%) of the lot. At least five percent (5%) of the lot area shall be covered with vegetative material.

**G. Setback** - The minimum distance from the right-of-way or property line is as follows:

1. Front Yard - Principal Building: Minimum - None required  
Maximum - ten (10) feet
2. Side Yard

Principal Building:	Each lot shall have two (2) side yards with both at least five (5) feet
Accessory Building:	Three (3) feet - for accessory buildings having an area of 100 sq. ft. or less
Decks:	The side setbacks formed by the existing principal building
3. Rear Yard

Principal Building:	Twenty (20) feet.
Accessory Building:	Three (3) feet - for accessory buildings having an area of 100 sq. ft. or less Ten (10) feet - for accessory buildings having an area of greater than 100 sq. ft.
Decks:	Three (3) feet

- H. **Height** – The maximum height of buildings within the T-C District is thirty-five (35) feet.
- I. **Off-Street Parking** – Permitted uses in the T-C District operating in a principal building or portion thereof with a gross floor area under 2,000 square feet are exempt from off-street parking requirements due to the supply of on-street spaces. Permitted uses in excess of the 2,000 square feet threshold shall supply off-street parking in accordance with Subsection 5.13 for the gross floor area in excess of 2,000 square feet.

#### 4.04 H-C Highway Commercial District

The purpose of the Highway Commercial District is to provide for a wide range of needed highway-oriented commercial uses in locations that are less likely to involve conflicts with existing residences, as well as exercise special care and control on access onto arterial and connector streets to avoid traffic hazards.

- A. **Permitted Uses** – The following are permitted uses in the H-C District:
1. Convenience stores
  2. Shopping Center and Mall
  3. Highway-oriented commercial retail establishments, including department stores, supermarkets, building supply and lumberyards and similar retail sales
  4. Vehicle sales/service establishments, including new/used vehicle dealers, boat sales/service, vehicle service stations, car wash establishments and car rental agencies
  5. Commercial services establishments, including insurance offices, photography studios, travel agencies, educational services, and similar service establishments
  6. Banks and other financial institutions
  7. Church or House of worship
  8. Commercial recreation establishments, including health clubs, dance studios, social centers and gymnasiums
  9. Motels
  10. Cultural facilities, including auditoriums and drive-in theaters
  11. Eating and drinking establishments, including drive-in eating establishments
  12. Business offices and service establishments
  13. Personal service establishments including tailoring, haircutting and hair styling, daycare, shoe repair and dry cleaning
  14. Private Clubs and fraternal organizations
  15. Multi-family dwellings under 35 feet in height
  16. Public uses
  17. Retail nurseries, greenhouses and garden supply establishments
  18. Nursing Homes
  19. Beverage distributors
  20. Professional Offices
  21. Building contractors office and storage facilities
  22. Funeral homes

23. Self-service storage facilities
24. Recycling collection point
25. Veterinary offices, animal hospitals and kennels
26. Accessory Buildings and Uses on the same lot with and incidental to any of the above uses
27. Essential services
28. Forestry

**B. Special Exception Uses** – The following require Special Exceptions in accordance with Article VI of this Ordinance, and are subject to review and action by the Zoning Hearing Board:

1. Stone or monument works
2. Multi-family dwellings exceeding 35 feet in height
3. Sexually Oriented Business
4. Outdoor Furnaces
5. Accessory Buildings and Uses on the same lot with and incidental to approved Special Exception Uses in this subsection.
6. Flea Market

**C. Conditional Uses** - The following require Conditional Uses in accordance with Article VI of this Ordinance, and are subject to review and action by the Borough Council:

1. Trucking and transfer facilities
2. Warehouses and wholesale businesses
3. Accessory Buildings and Uses on the same lot with and incidental to any approved Conditional Uses in this subsection.

**D. Area** - The minimum lot area for uses within the H-C District is as follows:

1. Shopping center or mall – ten (10) acres
2. Warehousing and wholesaling – three (3) acres
3. Motels – two (2) acres
4. All other uses – ten thousand (10,000) square feet. Minimum lot shall be sufficient to comply with all dimensional, parking, loading buffer requirements of this District

**E. Minimum lot width** – The minimum lot width within the T-C District for all uses at setback is 50 feet.

**F. Lot Coverage** - All buildings, including accessory buildings, shall not cover fifty percent (50%) of the lot. At least ten percent (10%) of the lot area shall be covered with vegetative material.

**G. Setback** – The minimum distance from the right-of-way or property line is as follows:

1. Front Yard  
Principal Building: Sixty (60) feet
2. Side Yard  
Principal Building: Each lot shall have two (2) side yards with both at least ten (10) feet  
Accessory Building: Same as Principal Building
3. Rear Yard  
Principal Building: Twenty (20) feet.  
Accessory Building: Three (3) feet (for accessory buildings having an area of 100 sq. ft. or less)

**H. Height** – The maximum height of buildings within the H-C District is thirty-five (35) feet.

**I. Off-Street Parking** – Shall be provided as under Subsection 5.13.

#### **4.05 I-M Industrial Manufacturing District**

The purpose of the Industrial Manufacturing District is to permit and encourage industrial development that will be so located and designed as to constitute a harmonious and appropriate part of the physical development of the community, to contribute to the economic base and create local employment opportunities.

**A. Permitted Uses** – The following are permitted uses in the I-M District:

1. Convenience stores
2. Trucking and transfer facilities
3. Warehouses and wholesale businesses
4. Yards of general contractors, or similar tradesmen, engaged in building or construction.
5. Building materials storage and sales.
6. Cold storage plant, frozen food plant, beverage distribution plant and catering plant.
7. Tool, die, welding and machine shop.
8. Plumbing, heating, roofing, carpentry, electrical, welding, buffing, finishing, plating, heat treating, painting and pipefitting shop.
9. Central dry-cleaning plants or laundries, provided that such plants shall not deal directly with the consumer at retail.
10. Printing, photo finishing, engraving, lithographing, reproducing or binding establishment.
11. Manufacture, compounding, processing, canning, containing, packaging, treatment and distribution of products including food products, pharmaceuticals, paper products, hardware, cutlery, tools, scientific instruments, musical instruments, toys, novelties, optical goods, wood products, sheet metal products,

electrical or electronic devices and articles or merchandise from previously prepared materials.

12. Laboratory and research facilities
13. Mail order business.
14. Self-service storage facilities
15. Electrical substation or bulk transformer.
16. Recycling center
17. Finishing, grinding, polishing, stamping or heat treating of products.
18. Manufacture of textiles, apparel, shoes and apparel accessories.
19. Sales and rental of industrial equipment, other than vehicles primarily intended for use on public streets.
20. Manufacture of transportation equipment.
21. Manufacture of manufactured or modular housing.
22. Manufacture of fabricated metal products
23. Assembly of products from materials manufactured off the premises.
24. Junkyard
25. Accessory Buildings and Uses on the same lot with and incidental to any of the above uses
26. Essential services
27. Forestry

**B. Special Exception Uses** – The following require Special Exceptions in accordance with Article VI of this Ordinance, and are subject to review and action by the Zoning Hearing Board:

1. Broadcast Transmission Facilities
2. Other industrial uses not identified as Permitted Uses excluding Transfer Stations
3. Outdoor Furnaces
4. Accessory Buildings and Uses on the same lot with and incidental to approved Special Exception Uses in this subsection.
5. Billboards

**C. Conditional Uses** - The following require Conditional Uses in accordance with Article VI of this Ordinance, and are subject to review and action by the Borough Council:

1. Transfer Stations
2. Accessory Buildings and Uses on the same lot with and incidental to approved Conditional Uses in this subsection.

**D. Area** - The minimum lot area for uses within the I-M District is 10,000 square feet. Minimum lot shall be sufficient to comply with all dimensional, parking, loading buffer requirements of this District

**E. Minimum lot width** – None required

- F. Lot Coverage** - All buildings, including accessory buildings, shall not cover eighty percent (80%) of the lot.
- G. Setback** - The minimum distance from the right-of-way or property line is as follows:
1. Front Yard  
Principal Building - Thirty (30) feet
  2. Side Yard  
Principal Building - Each lot shall have two (2) side yards with both at least ten (10) feet  
Accessory Building - Same as Principal Building
  3. Rear Yard  
Principal Building - Twenty (20) feet.  
Accessory Building - Same as Principal Building
- H. Height** - There is no maximum height of buildings within the I-M District.
- I. Off-Street Parking** - Shall be provided as under Subsection 5.13.