

PART 3

RESIDENTIAL ZONING DISTRICTS




Section 301. Designation of Residential Zoning Districts and Purpose Statements.

See Table 3-1 herein this Section for the designations and purpose statements of the respective Residential Zoning Districts which are shown on the Borough Zoning Map:

**TABLE 3-1
RESIDENTIAL ZONING DISTRICTS**

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RESIDENTIAL ZONING DISTRICT NAMES	RESIDENTIAL ZONING DISTRICT PURPOSE STATEMENTS	REPRESENTATIVE IMAGES
<p>Restricted Residential-1 Zoning District (RR-1)</p>	<p>To encourage the continued use of land for low density residential purposes, those uses which are compatible with low density residential uses, and to preserve open space.</p>	
<p>Restricted Residential-2 Zoning District (RR-2)</p>	<p>To encourage the continued use of land for low density residential purposes and those uses which are compatible with low density residential uses.</p>	
<p>Multi-Family Residential Zoning District (MFR)</p>	<p>To encourage the continued use of land for a mixture of compatible residential dwelling types at a moderate residential density and those uses which are compatible with the mixture of residential dwelling types at a moderate residential density.</p>	

Section 302. Permitted Uses.

See Table 3-2 herein this Section for the types of uses permitted in the respective Residential Zoning District as set forth by this Chapter. Uses are divided into those Permitted by Right “P” (zoning decision by Zoning Officer); Permitted by Special Exception “SE” (zoning decision by Zoning Hearing Board,) and Permitted by Conditional Use “CU” (zoning decision by Borough Council). Many of the uses permitted by the above three (3) categories must comply with certain criteria, which are found in Part 11 of this Chapter. The specific section numbers of Part 11 where the criteria are located are noted in the table. Uses not listed in the table below or identified by “N” shall specifically not be permitted in the applicable Residential Zoning Districts:

**TABLE 3-2
PERMITTED USES – RESIDENTIAL ZONING DISTRICTS**

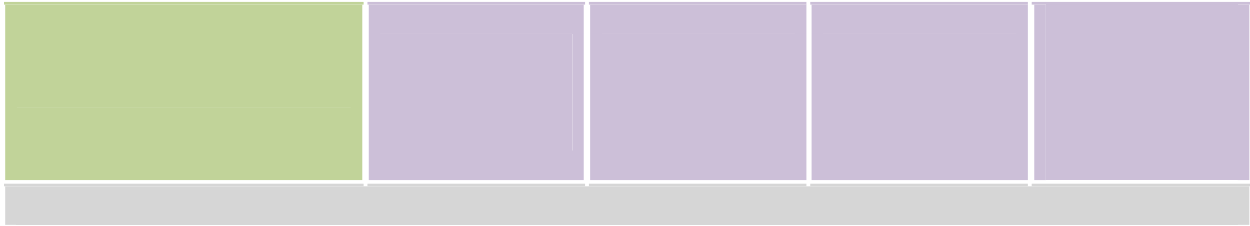


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TYPES OF USES	RESTRICTED RESIDENTIAL-1 ZONING DISTRICT (RR-1)	RESTRICTED RESIDENTIAL-2 ZONING DISTRICT (RR-2)	MULTI-FAMILY RESIDENTIAL ZONING DISTRICT (MFR)	SECTION REFERENCE FOR SPECIFIC USE REGULATIONS
A. RESIDENTIAL USES				
Group Home	P	P	P	N/A
Mobile / Manufactured Home Park	N	N	P	1102
Multi-Family Dwelling	N	N	P	1102
Single Family Attached Dwelling	N	N	P	1102
Single Family Detached Dwelling	P	P	P	N/A
Single Family Semi-Detached Dwelling	N	N	P	N/A
Two Family Detached Dwelling	N	N	P	1102
B. NON-RESIDENTIAL USES				
B.1 COMMERCIAL USES				
Bed and Breakfast	N	SE	N	1103
Boarding House	N	N	SE	1103
B.2 INSTITUTIONAL / CIVIC USES				
Cemetery	N	P	N	1105
Continuing Care Retirement Facility	N	N	CU	1105
Group Care Facility	N	N	CU	1105
Long Term Care Facility or Personal Care Facility	N	N	CU	1105
Municipal Owned Use	P	P	P	N/A
Park, Playground, and Other Non- Commercial Outdoor Recreational Use	P	P	P	1105
Place of Worship	SE	SE	SE	N/A
Post Office	N	N	P	N/A
School, Public or Private	SE	SE	SE	N/A



- P Permitted by Right (zoning decision by Zoning Officer)
- SE Permitted by Special Exception Use (zoning decision by Zoning Hearing Board)
- CU Permitted by Conditional Use (zoning decision by Borough Council)
- N Not Permitted

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Residential Zoning Districts TYPES OF USES	RESTRICTED RESIDENTIAL-1 ZONING DISTRICT (RR-1)	PART 3-3 RESTRICTED RESIDENTIAL-2 ZONING DISTRICT (RR-2)	MULTI-FAMILY RESIDENTIAL ZONING DISTRICT (MFR)	SECTION REFERENCE FOR SPECIFIC USE REGULATIONS
B.3 FORESTRY / AGRICULTURE USES				
Agricultural Operation	P	P	P	1106
Community Garden	N	P	N	1106
Forestry (Timber Harvesting)	P	P	P	1106
C. SPECIFIC ACCESSORY USES				
Accessory Apartment	N	N	SE	1108
Automated Banking or Postal Facility	N	N	P	1108
Community Garden	N	P	P	1108
Daycare, Accessory	P	P	P	N/A
Daycare, Family	P	P	P	1108
Home Occupation	N	SE	SE	1108
No-Impact Home Occupation	P	P	P	1108
D. SPECIFIC TEMPORARY USES				
Accessory Dwelling Unit for Care of Relative	CU	CU	CU	1109
E. GENERAL ACCESSORY USES AND STRUCTURES				
Accessory structures and uses customarily incidental and subordinate to the principal uses permitted in the applicable Zoning District, other than specified elsewhere in this Chapter including but not limited to Part 7 of this Chapter	P	P	P	N/A

Section 303. Area and Design Requirements.

See Tables 3-3 – 3-5 herein this Section for the area and design requirements for all development activities and uses within the respective Residential Zoning Districts. Additionally, to the maximum extent feasible, all development activities and uses shall respect, maintain, and be compatible with the predominant development pattern, context, and character features of the adjacent and nearby buildings / structures and development including height, scale, setback, orientation, lot access, and off-street parking. Unless specifically listed herein this Section and Part 6 of this Chapter relating to *FST Overlay Zoning District (FSTO)*, applicants for new development and uses may, and are strongly encouraged, to utilize the other building and development compatibility design guidelines and standards set forth in Part 6 of this Chapter relating to *FST Overlay Zoning District (FSTO)*:

**TABLE 3-3
AREA AND DESIGN REQUIREMENTS
RESTRICTED RESIDENTIAL-1
ZONING DISTRICT (RR-1)**

The table structure consists of a header row with a green cell on the left and a purple cell on the right. Below the header are several rows of cells. The first row below the header has three blue cells. The subsequent rows have orange cells. The table is mostly obscured by a large 'DRAFT' watermark.

AREA / DESIGN FEATURES	PERMITTED USES		
	SINGLE-FAMILY DETACHED DWELLING	OTHER USES, UNLESS SPECIFICALLY LISTED IN PART 11	ACCESSORY USE OR STRUCTURE, OTHER THAN SPECIFIED HEREIN ELSEWHERE THIS CHAPTER INCLUDING PART 7, PART 9, AND PART 11 OF THIS CHAPTER
Net Lot Area - Minimum	20,000 sq. ft. per DU	20,000 sq. ft.	Included as part of total minimum lot area for principal use.
Lot Width at Lot Frontage – Minimum, Interior Lot	85 ft.	85 ft.	Included as part of total minimum lot width for principal use.
Lot Width at Lot Frontage – Minimum, Corner Lot	100 ft.	100 ft.	Included as part of total minimum lot width for principal use.
Front Setback - Minimum	35 ft.	35 ft.	Not permitted to be located within the front yard
Side Setback – Minimum	15 ft. each side	15 ft. each side	6 ft.
Rear Setback – Minimum	35 ft.	35 ft.	6 ft.
Impervious Lot Coverage - Maximum	30%	30%	Included as part of total maximum impervious coverage for principal use.
Vegetative Coverage - Minimum	30%	30%	Included as part of total minimum vegetative coverage for the principal use.
Building Height / Structure Height - Maximum	25 ft.*	25 ft.*	20 ft. or not higher than the principal structure, whichever is less.

- * The maximum height may be increased one (1) additional foot for each additional foot that the structure is setback beyond each minimum required setback, to a maximum of thirty-five (35) feet.

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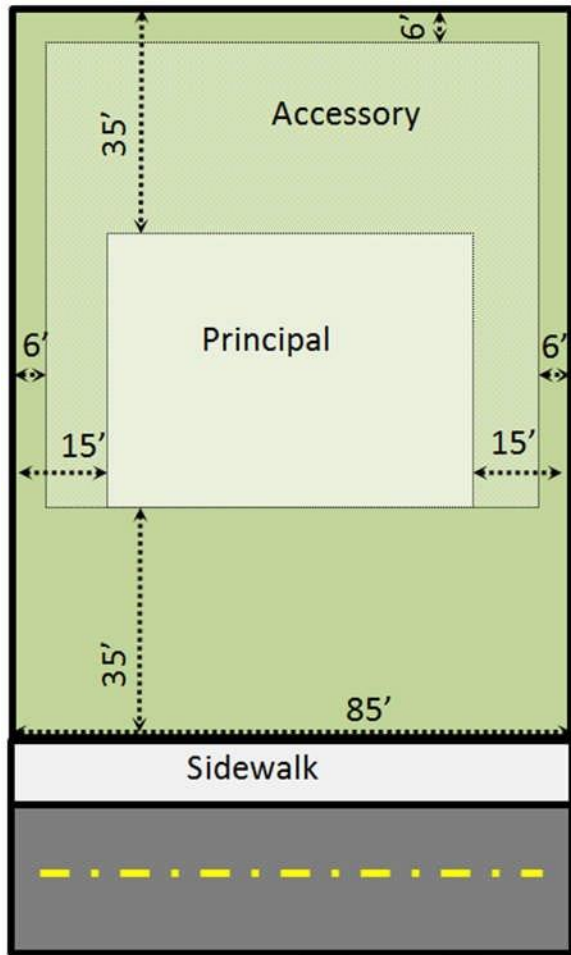


Figure 3.1
Typical RR-1 Zoning District Area / Design Features Example
(Abutting Lots Not Developed)
(Not Drawn to Scale)

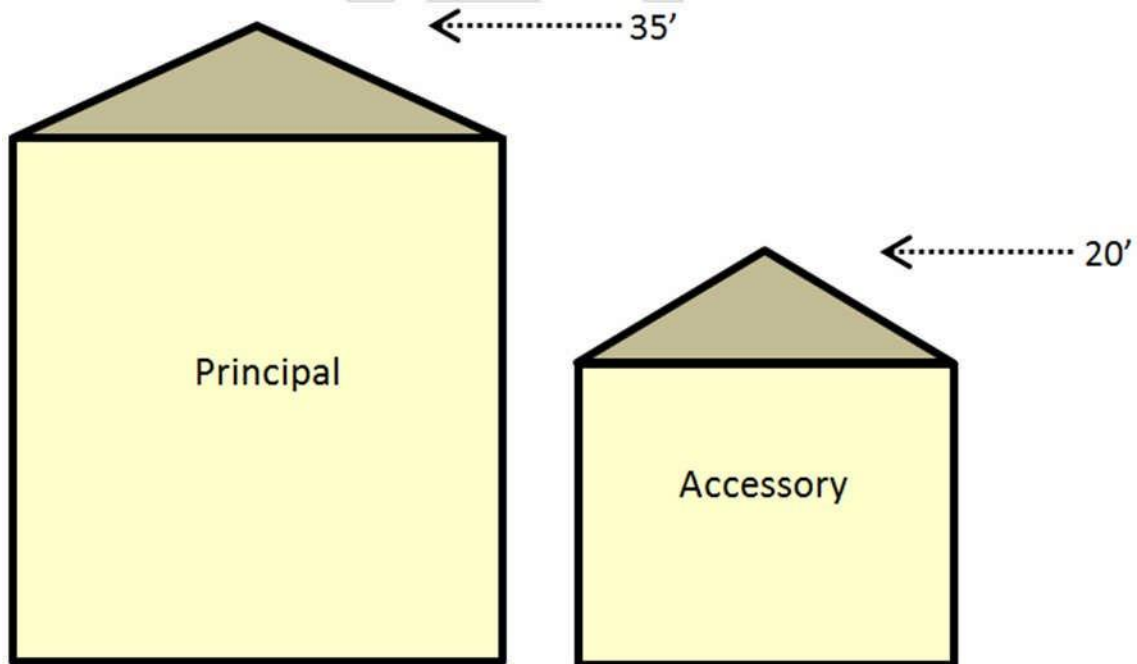


Figure 3.2 Typical RR-1 Zoning District Building Height Example (Abutting Lots Not Developed) (Not Drawn to Scale)

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**TABLE 3-4
AREA AND DESIGN REQUIREMENTS
RESTRICTED RESIDENTIAL-2
ZONING DISTRICT (RR-2)**

	Area and Design Requirements		
	Front Yard	Rear Yard	Side Yard

* Lots of record as of May 10, 1950 with a lot depth of less than one hundred twenty-five (125) feet shall have a minimum rear setback of twenty (20) feet.
** The maximum height may be increased one (1) additional foot for each additional foot that the structure is setback beyond each minimum required setback, to a maximum of thirty-five (35) feet.

Residential Zoning Districts

AREA / DESIGN FEATURES	PERMITTED USES		
	SINGLE FAMILY DETACHED DWELLING	OTHER USES, UNLESS SPECIFICALLY LISTED IN PART 11	ACCESSORY USE OR STRUCTURE, OTHER THAN SPECIFIED HEREIN ELSEWHERE THIS CHAPTER INCLUDING PART 7, PART 9, AND PART 11 OF THIS CHAPTER
Net Lot Area - Minimum	10,000 sq. ft. per DU	10,000 sq. ft.	Included as part of total minimum lot area for principal use.
Lot Width at Lot Frontage – Minimum, Interior Lot	80 ft.	80 ft.	Included as part of total minimum lot width for principal use.
Lot Width at Lot Frontage – Minimum, Corner Lot	95 ft.	95 ft.	Included as part of total minimum lot width for principal use.
Front Setback - Minimum	30 ft.	30 ft.	Not permitted to be located within the front yard
Side Setback – Minimum	25 ft. total both sides, with a minimum of 10 ft. for one side	25 ft. total both sides, with a minimum of 10 ft. for one side	6 ft.
Rear Setback – Minimum	30 ft.*	30 ft.*	6 ft.
Impervious Lot Coverage - Maximum	30%	30%	Included as part of total maximum impervious coverage for principal use.
Vegetative Coverage - Minimum	30%	30%	Included as part of total minimum vegetative coverage for the principal use.
Building Height / Structure Height - Maximum	25 ft.**	25 ft.**	20 ft. or not higher than the principal structure, whichever is less.

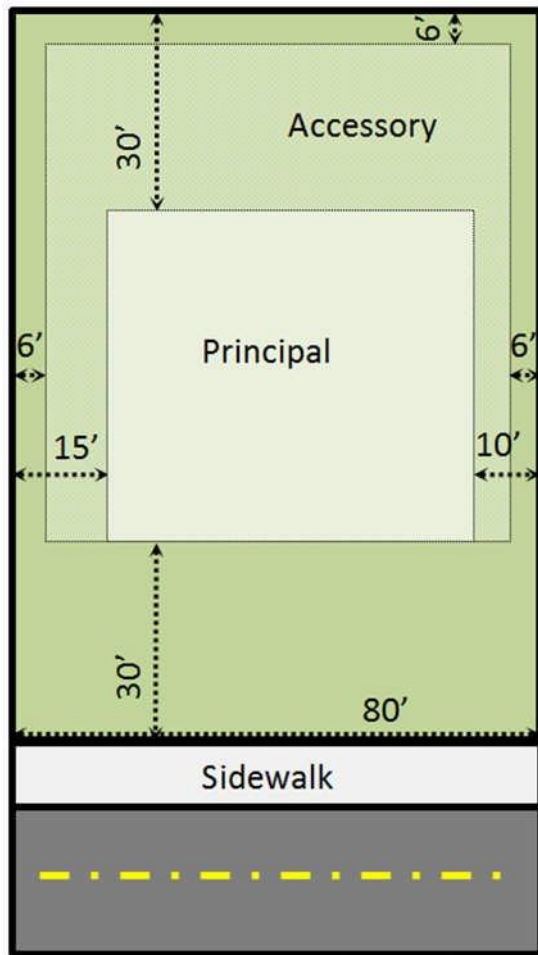


Figure 3.3
Typical RR-2 Zoning District Area / Design Features Example
(Abutting Lots Not Developed)
(Not Drawn to Scale)

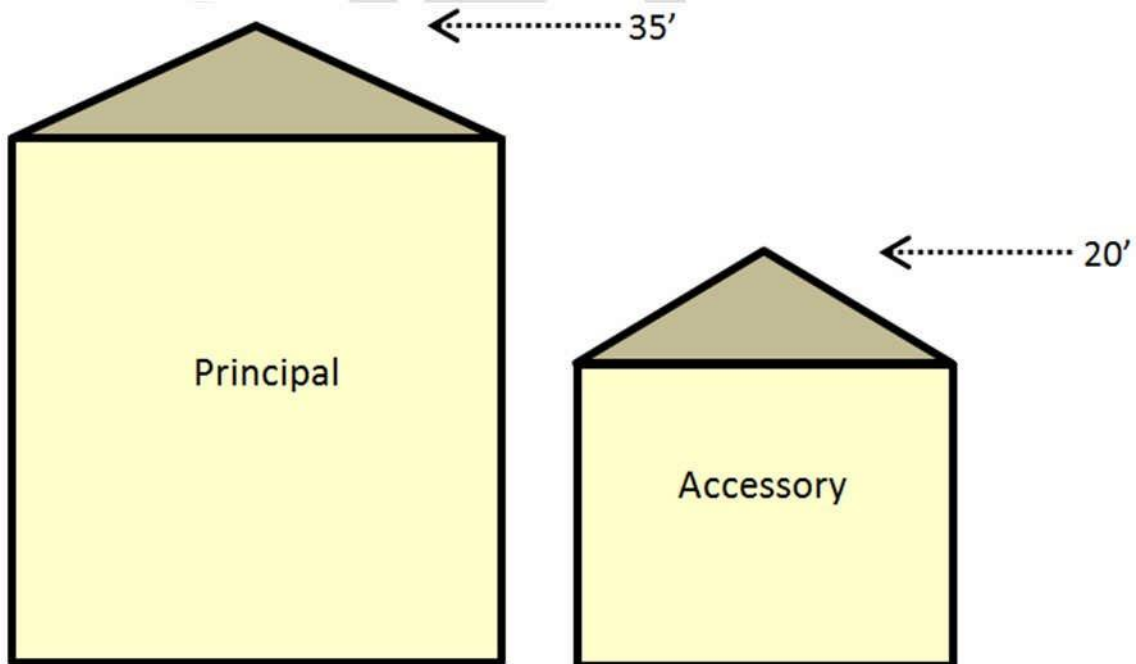


Figure 3.4 Typical RR-2 Zoning District Building Height Example (Abutting Lots Not Developed) (Not Drawn to Scale)

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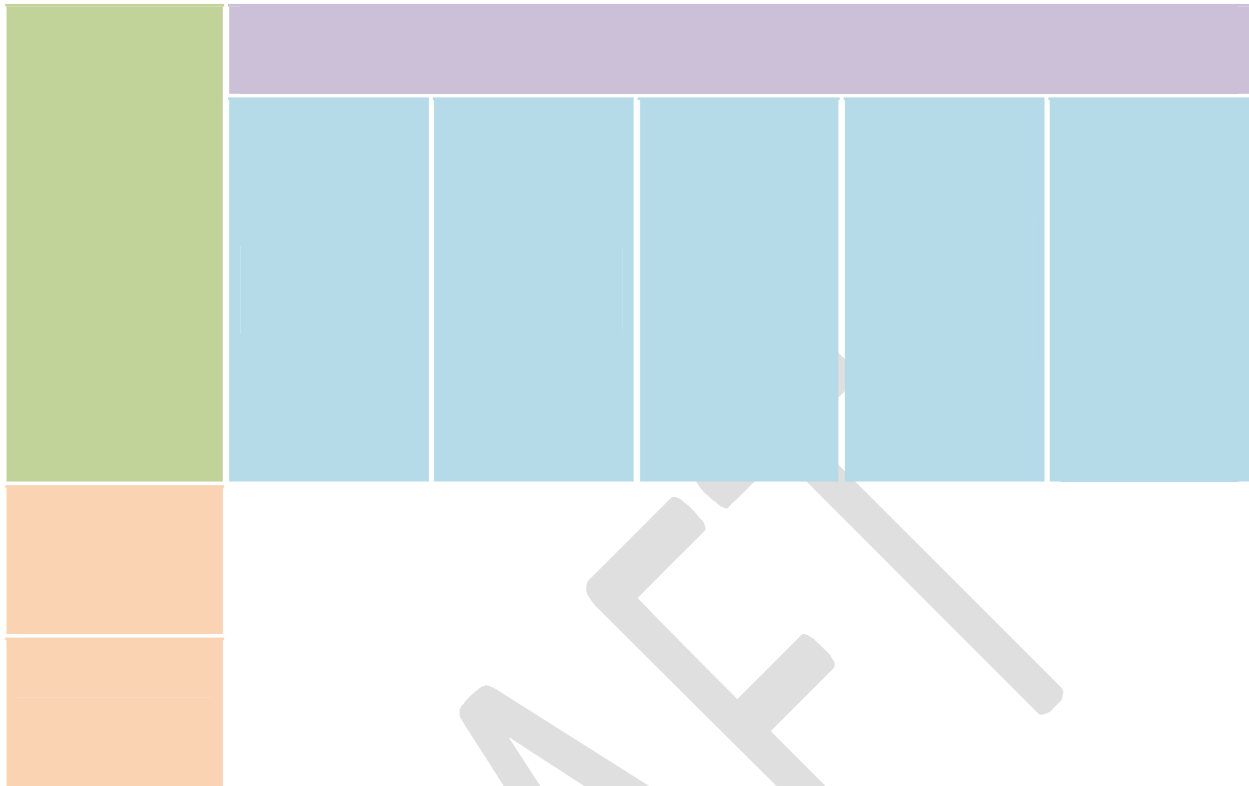
Residential Zoning Districts

**TABLE 3-5
AREA AND DESIGN REQUIREMENTS
MULTI-FAMILY RESIDENTIAL
ZONING DISTRICT (MFR)**

Area	Design Requirements				
	[Table content obscured by 'DRAFT' watermark]				

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AREA / DESIGN FEATURES	PERMITTED USES				
	SINGLE FAMILY DETACHED DWELLING	SINGLE FAMILY SEMI-DETACHED DWELLING	TWO FAMILY DETACHED DWELLING	OTHER USES, UNLESS SPECIFICALLY LISTED IN PART 11	ACCESSORY USE OR STRUCTURE, OTHER THAN SPECIFIED HEREIN ELSEWHERE THIS CHAPTER INCLUDING PART 7, PART 9, AND PART 11 OF THIS CHAPTER
Net Lot Area - Minimum	6,000 sq. ft. per DU	3,000 sq. ft. per DU	3,000 sq. ft. per DU	6,000 sq. ft.	Included as part of total minimum lot area for principal use.
Lot Width at Lot Frontage – Minimum, Interior Lot	60 ft.	30 ft.	60 ft.	60 ft.	Included as part of total minimum lot width for principal use.
Lot Width at Lot Frontage – Minimum, Corner Lot	75 ft.	45 ft.	75 ft.	75 ft.	Included as part of total minimum lot width for principal use.
Front Setback - Minimum	25 ft.	25 ft.	25 ft.	25 ft.	Not permitted to be located within the front yard
Side Setback – Minimum	20 ft. total both sides, with a minimum of 7 ft. for one side	7 ft. except, 0 ft. at the shared lot line of lawfully attached dwellings constructed with a shared common party wall and the written consent of the owner of the abutting lot and building.	20 ft. total both sides, with a minimum of 7 ft. for one side	20 ft. total both sides, with a minimum of 7 ft. for one side	4 ft.
Rear Setback – Minimum	30 ft.	30 ft.	30 ft.	30 ft.	4 ft.
Impervious Lot Coverage - Maximum	35%	40%	40%	45%	Included as part of total maximum impervious coverage for principal use.



* The maximum height may be increased one (1) additional foot for each additional foot that the structure is setback beyond each minimum required setback, to a maximum of forty-five (45) feet.

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	AREA / DESIGN FEATURES	SINGLE FAMILY DETACHED DWELLING	SINGLE FAMILY SEMI-DETACHED DWELLING	TWO FAMILY DETACHED DWELLING	OTHER USES, UNLESS SPECIFICALLY LISTED IN PART 11
Vegetative Coverage - Minimum	25%	20%	20%	15%	Included as part of total minimum vegetative coverage for the principal use.
Building Height / Structure Height - Maximum	35 ft.	35 ft.	35 ft.	35 ft.*	20 ft. or not higher than the principal structure, whichever is less.

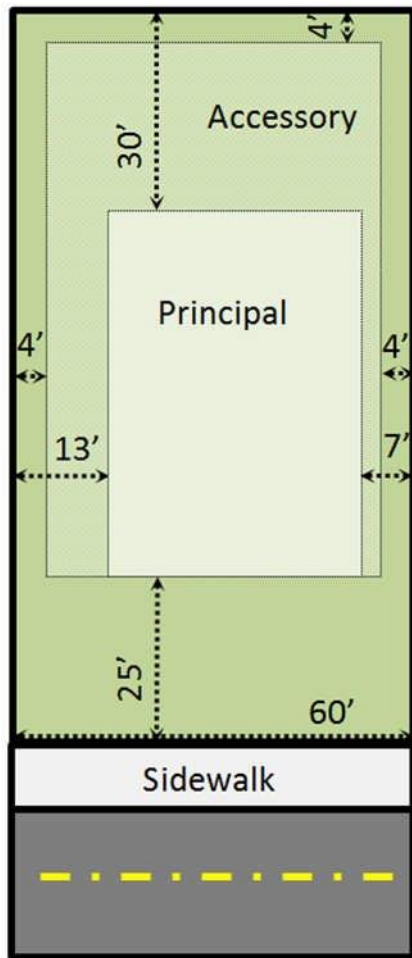


Figure 3.5
Typical MFR Zoning District Area / Design Features Example
(Abutting Lots Not Developed)
(Not Drawn to Scale)

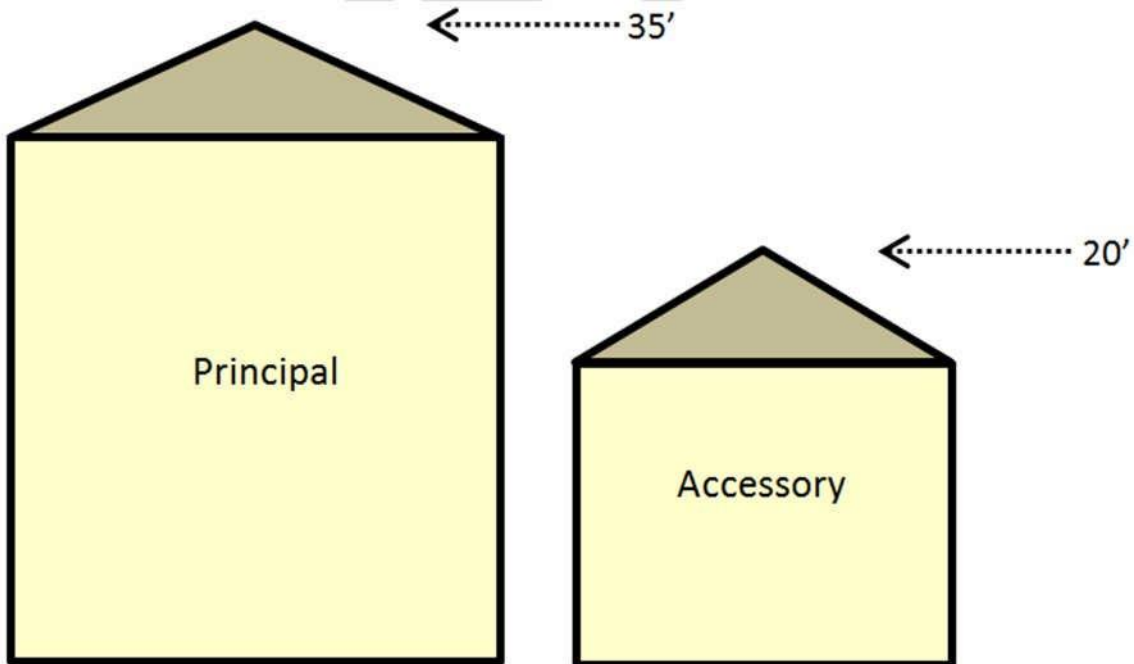


Figure 3.6 Typical MFR Zoning District Building Height Example (Abutting Lots Not Developed) (Not Drawn to Scale)

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Section 304. Compliance with General Standards.

Additionally all development activities and uses within the respective Residential Zoning Districts shall comply with all applicable general standards of this Chapter including but not limited to:

- A. General Regulations of Part 7 of this Chapter;
- B. Sign Regulations of Part 8 of this Chapter; and
- C. Lot Access, Parking, and Loading Regulations of Part 9 of this Chapter.

Section 305. Overlay Zoning Districts.

If located within or affected by the following overlay zoning districts, see Table 3-6 herein this Section, then development activities or uses within the respective Residential Zoning Districts shall comply with the requirements of the applicable overlay zoning district provisions set forth in Part 6 of this Chapter:

**TABLE 3-6
OVERLAY ZONING DISTRICTS**

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