

## ARTICLE 300

### PLANNED RESIDENTIAL DEVELOPMENT

#### SECTION 301 STATEMENT OF PURPOSE AND INTENT

It is the purpose of this Article to establish zoning regulations and controls for the use of land and structures, area of lots, bulk of buildings, amount and kind of open-space land, the provision of off-street parking and other similar accessory regulations in Planned Residential Developments in accordance with the provisions of Article VII of the Pennsylvania Municipalities Planning Code.

In order that the purpose of this Ordinance be furthered in an era of increasing urbanization and of growing demands for housing of all types and design, the following principles form the basis for this Article:

- a. The purpose of the procedures, standards, controls and regulations of this Article is to provide a means whereby parcels of land in excess of ten (10) acres can be designed and developed without regard to the normal lot size, building bulk and setback requirements of the typical zoning districts. However, in this innovative type of development, minimum requirements are established to insure that each living unit has proper light and air, appropriate access to public ways and open space, and is properly connected to public utilities.
- b. To encourage innovations in residential development which will provide housing of greater variety in type, design and site planning incorporating the conservation of maximum open space ancillary to said dwellings.
- c. To encourage a more efficient use of land and public services and to reflect changes in the technology of land development so that economies secured may benefit the homeowner, the developer and community.
- d. To provide a procedure which can relate the type, design and layout of residential development to the particular site as well as the particular demand for housing existing at the time of development.
- e. To insure that the increased flexibility of regulations over land development as authorized herein is carried out under such administrative standards and procedures as shall encourage the disposition of proposals for land development without undue delay, the following review powers are granted to the Planning Commission which acts as the designated planning agency of the Borough:

1. The Planning Commission shall review all planned residential developments pursuant to the provisions of this Ordinance and shall make recommendations to Borough Council for approval or disapproval, in writing;
2. The Planning Commission shall insure that the applicant conforms to all applicable requirements, standards, controls and regulations as are set forth in Sections 301, 302, 303 and 304 of this Ordinance;
3. The Planning Commission and the applicant shall comply with all procedures as set forth in Section 305 of this Ordinance pertaining to application and hearings on tentative and final approval of a proposed Planned Residential Development by Borough Council.

#### 301.1 Establishment of Controls

The regulations set by this Ordinance are minimum regulations within the Planned Residential Districts and shall apply uniformly to each classification or kind of lot and structure within the Districts.

#### 301.2 General Regulations

The following general regulations shall apply to all Planned Residential Developments authorized under this Article:

- a. Borough Council shall administer the procedures and provisions for planned residential developments.
- b. Borough Council shall consider whether the proposed modifications in any of the requirements of this Ordinance, except density, contained in an application for development of a planned residential development will make for a more attractive, efficient and harmonious development. If such modifications, in the judgment of Borough Council, constitute a more beneficial use of the site than provided for under the requirements of the zoning district in which the site of the planned residential development is located, Borough Council, in its sole discretion, may grant the modifications.
- c. Dwelling unit density for the planned residential development shall not exceed that density permitted in the zoning district in which the planned residential development site is located.
- d. All common areas shall be reserved as permanent open space, except where structures are required to fulfill the educational, cultural, recreational or civic pursuits of the residents of the planned residential development.

- e. A buffer area at least twenty-five (25) feet in depth, as measured from the lot line or public right-of-way, shall be provided around the entire perimeter of a planned residential development which contains multifamily dwellings where the multifamily dwellings adjoin a single family zoning district. The buffer area shall be planted and maintained in trees, grass, ground cover, shrubs, bushes or other natural landscaping material and shall consist of a mix of types and sizes of plant material which meets the standard of providing a compact, year-round visual screen at least six (6) feet in height or an existing natural or a constructed physical barrier which duplicates the effect of the required buffer area.
- f. Pedestrian walkways shall be included in each planned residential development to provide access from the dwelling units to common areas and recreational facilities in the plan.
- g. Provisions for all planned residential developments shall be in accordance with the laws of the Commonwealth of Pennsylvania governing planned residential developments set forth in the Pennsylvania Municipalities Planning Code.
- h. The Borough may offer mediation as an aid in completing proceedings authorized by this Article prior to Final Approval by Borough Council. In exercising such an option, the Borough and the mediating parties shall meet the stipulations and follow the procedures set forth in Subsection 1302.5 of this Ordinance.

**SECTION 302      STANDARDS AND CONDITIONS FOR PLANNED RESIDENTIAL DEVELOPMENT IN R-1 DISTRICT**

**302.1      Use Regulations**

Uses permitted by planned residential development procedure in accordance with Section 305 shall be limited to the following:

- a.    Principal Uses:
  - 1.    Single Family Dwellings
  - 2.    Public Buildings
  - 3.    Public Schools
  - 4.    Public Recreational Facilities
  - 5.    Essential Services

b. Accessory Uses:

1. Community Centers, Community Pools and other Public or Private Recreational Facilities
2. Customary residential accessory uses permitted by right in the zoning district shall be permitted by right during construction and following completion of the planned residential development plan.

302.2 Site

The proposed site situated within the R-1 District shall not be less than ten (10) contiguous acres in size, under single ownership or control and shall be developed as a single entity for the number of dwellings and such other uses as may be permitted under this Ordinance.

302.3 Area and Bulk Regulations

The area and bulk regulations of the R-1 District shall be observed and the overall density maintained except as the regulations may be modified by Borough Council in accordance with Subsection 301.2 (b) and the following minimum standards:

- a. The minimum lot size as established in the R-1 District may be reduced by fifteen percent (15%).
- b. The minimum lot width at the building line may be reduced by ten percent (10%).
- c. The minimum front yard may be reduced to not less than thirty-five (35) feet.
- d. The minimum rear yard may be reduced to not less than forty (40) feet.
- e. The minimum side yard may be reduced to not less than ten (10) feet.
- f. The maximum lot coverage shall not exceed twenty-five percent (25%) of the resulting lot area.
- g. All lots within the planned residential development shall face on and be serviced by existing or new streets constructed within the planned residential development site, but shall not face on streets classified as collector or arterial, as defined by this Ordinance.

**302.4 Open Space and Recreation**

Open space and recreation land shall be set aside and developed for the common use and enjoyment of the residents of the planned residential development. The amount, location and proposed use of all open space land within the site must be clearly shown in the application and must comply with the following standards:

- a. In no case shall the amount of open space be less than 3,000 square feet per dwelling unit.
- b. Forty-five percent (45%) of the minimum required open space shall be suitable for active recreation areas such as game courts, playing fields and play apparatus, a portion of which shall be proposed for active recreation by the applicant and approved by the Planning Commission.
- c. Provision of the required open space and recreation shall be a condition precedent to issuance of occupancy permits in the planned residential development.

**302.5 Off-street Parking Regulations**

As required by Subsection 902.6 of this Ordinance.

**302.6 Off-street Loading Regulations**

**a. Standards:**

As required by Subsection 902.7 of this Ordinance.

**b. Requirements:**

Required off-street loading spaces for new construction, enlargement or change in use shall conform to the following:

Schools, public buildings, community centers or recreational buildings

Floor Area of Building	Requirement
Under 20,000 s.f.	None
20,000 - 50,000 s.f.	1
50,000 - 100,000 s.f.	2
Over 100,000 s.f.	1 plus 1 for each add'l. 100,000 s.f. or fraction thereof.

SECTION 303      STANDARDS AND CONDITIONS FOR PLANNED RESIDENTIAL  
DEVELOPMENT IN THE R-2 DISTRICT

303.1      Use Regulations

Uses permitted by planned residential development procedure in accordance with Section 305 shall be limited to the following:

a.      Principal Uses:

1.      Single Family Dwellings
2.      Public Buildings
3.      Public Schools
4.      Public Recreational Facilities
5.      Essential Services

b.      Accessory Uses:

1.      Community Centers, Community Pools and other Public or Private Recreational Facilities
2.      Customary residential accessory uses permitted by right in the zoning district shall be permitted by right during construction and following completion of the planned residential development plan.

303.2      Site

The proposed site situated within the R-2 District shall not be less than ten (10) contiguous acres in size, under single ownership or control and shall be developed as a single entity for the number of dwellings and such other uses as may be permitted under this Ordinance.

303.3      Area and Bulk Regulations

The area and bulk regulations of the R-2 District shall be observed and the overall density maintained except as the regulations may be modified by Borough Council in accordance with Subsection 301.2 (b) and the following minimum standards:

- a.      The minimum lot size as established in the R-2 District may be reduced to 9,000 square feet per dwelling unit.

- b. The minimum lot width at the building line may be reduced to not less than sixty (60) feet.
- c. The minimum lot width at the street line may be reduced to not less than forty (40) feet.
- d. The minimum front yard may be reduced to not less than thirty (30) feet.
- e. The minimum rear yard may be reduced to not less than thirty (30) feet.
- f. The minimum side yard may be reduced to not less than ten (10) feet.
- g. The maximum lot coverage shall not exceed thirty-five percent (35%) of the resulting lot area.
- h. All lots within the planned residential development shall face on and be serviced by existing or new streets constructed within the planned residential development site, but shall not face on streets classified as collector or arterial, as defined by this Ordinance.

#### 303.4 Open Space and Recreation

Open space and recreation land shall be set aside and developed for the common use and enjoyment of the residents of the planned residential development. The amount, location and proposed use of all open space land within the site must be clearly shown in the application and must comply with the following standards:

- a. In no case shall the amount of open space be less than 4,000 square feet per dwelling unit.
- b. Forty-five percent (45%) of the minimum required open space shall be suitable for active recreation areas such as game courts, playing fields and play apparatus, a portion of which shall be proposed for active recreation by the applicant and approved by the Planning Commission.
- c. Provision of the required open space and recreation shall be a condition precedent to issuance of occupancy permits in the planned residential development.

#### 303.5 Off-street Parking Regulations

As required by Subsection 902.6 of this Ordinance.

**303.6**      Off-street Loading Regulations

**a. Standards:**

As required by Subsection 902.7 of this Ordinance.

**b. Requirements:**

Required off-street loading spaces for new construction, enlargement or change in use shall conform to the following:

Schools, public buildings, community centers or recreational buildings

Floor Area of Building	Requirements
Under 20,000 s.f.	None
20,000 - 50,000 s.f.	1
50,000 - 100,000 s.f.	2
Over 100,000 s.f.	1 plus 1 for each addl. 100,000 s.f. or fraction thereof.

**SECTION 304**      **STANDARDS AND CONDITIONS FOR PLANNED RESIDENTIAL DEVELOPMENT IN THE R-3 DISTRICT**

**304.1**      Use Regulations

Uses permitted by planned residential development procedures in accordance with Section 305 shall be limited to the following:

**a. Principal Uses:**

1. Single Family Dwellings
2. Two Family Dwellings
3. Triplexes and Quadruplexes
4. Townhouses
5. Garden Apartments
6. Public Buildings
7. Public Schools



(Principal Uses – Continued)

8. Public Recreational Facilities

9. Essential Services

b. Accessory Uses:

1. Community Centers, Community Pools and other Public or Private Recreational Facilities

2. Customary residential accessory uses permitted by right in the zoning district shall be permitted by right during construction and following completion of the planned residential development.

304.2 Site

The proposed site situated within the R-3 District shall be no less than ten (10) contiguous acres in size, under single ownership or control and shall be developed as a single entity for a number of dwellings and other such uses as may be permitted under this Ordinance.

304.3 Area and Bulk Regulations

a. **Single Family and Two Family Dwellings:**

The area and bulk regulations of the R-3 District shall be observed and the overall density maintained except as the regulations may be modified by Borough Council in accordance with Subsection 301.2 (b) and the following minimum standards:

1. The minimum lot size as established in the R-3 District may be reduced to 8,000 square feet per dwelling unit.
2. The minimum lot width at the building line may be reduced to not less than sixty (60) feet for a single family dwelling and not less than ninety (90) feet for a two family dwelling.
3. The minimum front yard may be reduced to not less than thirty (30) feet.
4. The minimum rear yard may be reduced to not less than thirty (30) feet.
5. The minimum side yard may be reduced to not less than ten (10) feet on one side and five (5) feet on the other side and a total of fifteen (15) feet between dwellings.

6. The maximum lot coverage shall not exceed thirty-five percent (35%) of the resulting lot area.
7. Maximum height permitted shall be 2½ stories and thirty (30) feet.

b. Triplexes and Quadruplexes:

1. If the dwelling units are to be conveyed in fee simple with a described lot, the minimum lot area required shall be 3,000 square feet, provided the maximum gross dwelling unit density shall not exceed seven (7) units per acre and the site area needed to meet the gross dwelling unit density which is not included in the individual lots is dedicated to common open space or easements or rights-of-way reserved for common or public purposes.
2. If the dwelling units are to be conveyed as condominiums, no minimum lot area shall be required, provided the maximum gross dwelling unit density shall not exceed seven (7) units per acre and the total site area is controlled by the condominium association in which each dwelling unit owner has an undivided interest.
3. In the case where a lot is recorded, the maximum lot coverage by the dwelling unit and paved areas, including driveways, patios, courtyards and similar paved areas, shall not exceed sixty percent (60%).
4. Maximum building height shall be 2-1/2 stories and no more than thirty-five (35) feet.
5. While each dwelling unit is not required to face on a public street, each residential building (quadruplex or triplex) shall front on a public street.
6. No side yard shall be required for the principal building along any property lines where common building walls are proposed; however, a minimum of twenty (20) feet between side walls of residential buildings (quadruplexes or triplexes) shall be provided, whether they are on the same lot or on separate lots. A minimum side yard of five (5) feet shall be required for all accessory structures, except fences which may be constructed on the property line.
7. Where a triplex or quadruplex adjoins a lot outside the proposed subdivision which contains a single dwelling, the minimum side yard shall be thirty (30) feet for all principal and accessory structures.
8. The minimum rear yard for all principal structures shall be thirty (30) feet; the minimum rear yard for all accessory structures shall be five (5) feet, except where a lot line adjoins a single family lot. The required rear yard for principal and accessory structures where a lot line adjoins a single family lot shall be the same as required for a single family dwelling.

9. The minimum required front yard for a triplex or quadruplex shall be twenty (20) feet. Privacy walls or fences and attached garages may encroach into the required front yard by no more than ten (10) feet.
10. Any private or common off-street parking area containing four (4) or more parking spaces which adjoins a single family dwelling shall be screened by a dense evergreen hedge at least four (4) feet in height.

c. Townhouses and Garden Apartments:

1. Maximum height permitted shall be three (3) habitable stories and thirty-five (35) feet.
2. A townhouse building shall contain no less than three (3) and no more than ten (10) contiguous units.
3. A garden apartment building shall contain no less than four (4) and no more than twenty-four (24) dwelling units.
4. No building containing townhouse or garden apartment units shall be less than forty (40) feet in length or more than two hundred forty (240) feet in length.
5. Garden apartments shall be set back at least fifty (50) feet from any property line adjoining single family development or zoning and from any street right-of-way.
6. Townhouses shall be set back at least twenty-five (25) feet from any public or private street and at least fifty (50) feet from any property line adjoining single family development or zoning.
7. The end walls of adjacent townhouses or garden apartments shall be separated by not less than 1½ times the height of the taller building.
8. The distance between faces or backwalls of townhouses or garden apartments shall be 2½ times the height of the tallest building or fifty (50) feet at a minimum.
9. Maximum lot coverage permitted shall be thirty-five percent (35%).

d. All Other Principal Uses:

1. Minimum lot size shall be one (1) acre.

2. Minimum lot width shall be one hundred ten (110) feet.
3. Maximum lot coverage shall be thirty percent (30%).
4. Minimum front yard shall be fifty (50) feet.
5. Minimum rear yard shall be forty (40) feet.
6. Minimum side yard shall be thirty (30) feet.
7. Maximum height of building shall be 3 stories and thirty-five (35) feet.

**304.4 Supplemental Design Standards**

- a. Buildings shall be so designed as to avoid monotonous patterns of construction, or repetitive spaces or modules between buildings;
- b. Streets shall be so designed as to discourage through traffic on the site;
- c. Signs shall be permitted in accordance with Section 901 of this Ordinance;
- d. The Planning Commission may require such additional standards as are applicable to the proposed site and any development thereon, such as grading, parking, landscaping, etc.

**304.5 Density**

- a. The density in the planned residential development shall be based on dwelling units per gross acre for overall site development.
- b. The gross density shall not exceed seven (7) dwelling units per acre.
- c. If sufficient single family dwelling units are included in the development, a five percent (5%) increase in the gross density may be permitted.
- d. The maximum net densities for various types of multifamily residential development are as follows:

- |                            |                                  |
|----------------------------|----------------------------------|
| 1. Quadrplexes & Triplexes | Seven (7) dwelling units/acre    |
| 2. Townhouses              | Twelve (12) dwelling units/acre  |
| 3. Garden Apartments       | Fifteen (15) dwelling units/acre |

**304.6 Dwelling Unit Types**

All dwelling unit types, or combinations thereof, permitted in this Section are allowable, provided that the gross permitted density is not exceeded.

**304.7 Open Space and Recreation**

Open space and recreational land shall be set aside and developed for the common use and enjoyment of the residents of the planned residential development. The amount, location and proposed use of all open space land within the site must be clearly shown in the application and must comply with the following minimum standards:

- a. In no case shall the amount of open space be less than 1,000 square feet per dwelling unit.
- b. Forty percent (40%) of the minimum required open space shall be suitable for active recreation areas such as game courts, playing fields and play apparatus, a portion of which shall be proposed for active recreation by the applicant and approved by the Planning Commission.
- c. Provision of the required open space and recreation shall be a condition precedent to issuance of occupancy permits in the planned residential development.
- d. Land within fifteen (15) feet of any townhouse, garden apartment or high rise apartment building shall not be considered in the calculation of common open area.

**304.8 Off-street Parking Regulations**

As required by Subsection 902.6 of this Ordinance.

**304.9 Off-street Loading Regulations**

- a. **Standards:**

As required by Subsection 902.7 of this Ordinance.

- b. **Requirements:**

Required off-street loading spaces for new construction, enlargement or change in use shall conform to the following:

Schools, public buildings, community centers, or recreation buildings

Floor Area of Building	Requirement
Under 20,000 s.f.	None
20,000 - 50,000 s.f.	1
50,000 - 100,000 s.f.	2
Over 100,000 s.f.	1 plus 1 for each add'l. 100,000 s.f. or fraction thereof.

**SECTION 305 PROCEDURE FOR APPROVAL OF PLANNED RESIDENTIAL DEVELOPMENT**

**305.1 Preapplication Conference**

Before submission of an application for tentative approval of a planned residential development, the applicant shall have a meeting with the Planning Commission, the Zoning Officer and such other personnel as may be necessary to determine the feasibility, suitability and timing of the application. This step is intended so that the applicant may obtain information and guidance from the Borough personnel before entering into any commitments or incurring substantial expenses with regard to application preparation.

**305.2 Application for Tentative Approval**

Fifteen (15) copies of the application for tentative approval of a planned residential development shall be submitted to the Zoning Officer by the applicant no less than thirty (30) days prior to the regular monthly meeting of the Planning Commission.

The applicant must be the owner of the site, or, if there is more than one owner, all owners must act jointly.

The application shall be in the form of written and graphic materials which indicate the following information:

- a. Reasons why the planned residential development is consistent with the Borough's Comprehensive Plan and is in the interest of the Borough.
- b. Requested modifications to the Borough's land use regulations otherwise applicable to the site.
- c. The location and size of the common open space and the form of organization proposed to own and maintain the common areas.
- d. The nature of the applicant's interest in the site proposed for development.

- e. The location, layout, widths and percent grade of all proposed public improvements and the proposed method of connecting the proposed public improvements to the existing public improvements.
- f. Preliminary delineation of grading, showing existing and proposed contours at intervals not to exceed two (2) foot contour lines based on United States Geologic Survey datum.
- g. The location, size and topography of the site.
- h. The density of land use to be allocated to portions of the site to be developed.
- i. The use and the approximate height, bulk and location of buildings and other structures.
- j. The substance of covenants, grants of easements or other restrictions proposed to be imposed on the use of the land, buildings and structures, including proposed easements for public utilities.
- k. Provisions for vehicle parking and loading.
- l. Feasibility of proposals for the disposition of storm and sanitary sewage.
- m. Phasing schedule for construction of the proposed development, if applicable.
- n. All other information required by the Borough Subdivision and Land Development Ordinance for a Preliminary Plat.

**305.3      Recommendation of the Planning Commission**

Within sixty (60) days of the filing of a proper application for tentative approval of a planned development, or in time for the recommendation to be available for Borough Council's public hearing, the Planning Commission shall make a written recommendation to Borough Council after review of the application at a regular or special meeting where the public can be heard. The Planning Commission shall set forth with particularity, the explicit reasons for its recommendation, either that the proposal be approved or denied.

**305.4      Public Hearings**

Borough Council shall hold public hearings on the application for tentative approval in accordance with Section 708 of the Pennsylvania Municipalities Planning Code.

**305.5**      Findings

Borough Council shall make findings regarding the application for tentative approval in accordance with Section 709 of the Pennsylvania Municipalities Planning Code.

**305.6**      Application for Final Approval

Fifteen (15) copies of the application for final approval of a planned residential development shall be submitted to the Zoning Officer no less than thirty (30) days before the regular monthly meeting of the Planning Commission, and within twelve (12) months of the date of tentative approval, unless Borough Council grants an extension upon written request of the applicant which is submitted prior to the expiration of the twelve (12) months. Phased planned residential developments, however, shall have applications for final approval filed pursuant to the phasing schedule submitted with the application for tentative approval which also may be revised upon approval by Borough Council after timely submission of a written request for extension from the applicant.

The written application for final approval shall include the following items:

- a. Final drawings for all structures and buildings, other than single family dwellings, prepared by a registered architect, including all proposed signs, exterior illumination and all outside storage structures.
- b. Final drawings prepared by a registered engineer for all public and private improvements showing compliance with the design and construction standards of the Borough Subdivision and Land Development Ordinance.
- c. Final landscaping plan prepared by a registered architect.
- d. Final grading drawings prepared by a registered engineer or surveyor in accordance with the Borough Grading Ordinance.
- e. An original line tracing, drawn in India ink and two (2) black or blue line prints of the final development plan containing the items approved in the application for tentative approval, as well as the following information:
  - 1. Delineation of all public streets to be dedicated, including names of streets.
  - 2. Proposed lot lines, nonresidential uses and common areas.
  - 3. Vehicular and pedestrian circulation features; vehicular entrances and exits; parking areas; and existing public improvements.