

ARTICLE 200

RESIDENTIAL DISTRICTS

Statement of Intent

In addition to the general goals listed in the Preamble and General Provisions, the districts established in this Article are intended to achieve the following:

To provide sufficient space, appropriately located for residential development to meet the housing needs of the present and expected future population of the Borough within the range of housing types and densities anticipated.

To assure light, air and privacy, as far as possible, by controlling the spacing and height of buildings and other structures.

To protect residential areas against hazards of fire, offensive noise, vibration, smoke, odors, glare or other objectionable influences.

To prevent congestion, as far as possible, by regulating the density of population and the bulk of buildings, and by providing for sufficient off-street parking.

To protect residential neighborhoods, as far as possible, from heavy or through traffic.

To make possible provisions of those public and private education, recreational, health and similar facilities serving the needs of nearby residents, which perform most effectively in a residential environment and do not create objectionable influences.

To promote the most desirable use of land and direction of building development in accord with a well-considered plan, to promote stable residential development, to protect the character of any district and its peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect the Borough tax revenues.

SECTION 201 R-1 RESIDENTIAL-AGRICULTURAL DISTRICT

Specific Intent

It is the purpose of this Section to encourage limited residential development which will blend with agricultural uses and to encourage rural conservation by preserving natural features, such as watersheds, forests and water courses, while perpetuating the rural atmosphere, open spaces and scenic landscapes.

201.1 Use Regulations

a. Uses by Right:

1. Principal Uses:

- (a) Farms and agricultural uses, subject to Subsection 902.4 of this Ordinance.
- (b) Single Family Dwellings
- (c) Planned Residential Development, subject to Article 300
- (d) Timber Removal, subject to Section 909

2. Accessory Uses:

- (a) Customary residential accessory uses including, but not limited to, private garages, sheds, shelters for domestic pets, fences, air conditioners, swimming pools and the like.
- (b) Customary agricultural uses related to the permitted agricultural operations.
- (c) Home office or service, as defined by this Ordinance.
- (d) Required off-street parking area, parking garage or loading area accessory to a permitted conditional use.

b. Conditional Uses:

The following conditional uses shall be permitted by Borough Council upon recommendation of the Planning Commission in accordance with the express standards and criteria listed:

1. Principal Uses:

- (a) Communications antennas mounted on an existing building or existing public service corporation facility storage or transmission tower, subject to Section 906.
- (b) Communications antennas mounted on an approved communications tower, subject to Section 906.

- (c) Communications Tower, subject to Section 907.
- (d) Churches, Community Centers, Public Buildings, Public or Private Recreational Facilities, Public or Private Schools, subject to Subsection 1004.3.
- (e) Community or Club Swimming Pools, subject to Subsection 1004.4.
- (f) Nursing Homes, subject to Subsection 1004.15.
- (g) Hospitals, subject to Subsection 1004.15.
- (h) Personal Care Boarding Homes, subject to Subsection 1004.12.
- (i) Restricted Surface Mining, subject to Subsection 1004.25.
- (j) Surface Mining, subject to Subsection 1004.31.
- (k) Oil and Gas Drilling, subject to Subsection 1004.35

2. Accessory Uses:

- (a) Home Occupations, other than Home Office or Service, subject to Subsection 1004.14.
- (b) Day Care Homes, subject to Subsection 1004.8.
- (c) Private Greenhouse, subject to Subsection 1004.20.

c. Uses by Special Exception

(1) Principal and Accessory Uses:

- (a) Essential Services and Public Service Corporation Facilities, subject to Subsection 1206.1 and Subsection 1004.9.

201.2 Area and Bulk Regulations

The following area and bulk regulations for principal and accessory structures shall be observed for all permitted uses by right, conditional uses and uses by special exception, subject to the Slope Controls of Section 903:

a. **Maximum Dwelling Unit Density**3 units per acre

b. **Lot Size:**

Farm	10 acres minimum (435,600 sq. ft.)
Hospital	10 acres minimum (435,600 sq. ft.)
Nursing Home	2 acres minimum (87,120 sq. ft.)
Single Family Dwelling	13,000 sq. ft. minimum
All Other Principal Uses	1 acre minimum (43,560 sq. ft.)

c. **Lot Width:**

Single Family Dwelling	75 ft. minimum
All Other Principal Uses	110 ft. minimum

d. **Lot Coverage** 25% maximum

e. **Front Yard:**

All Principal and Accessory Structures	40 ft. minimum
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f. **Side Yard:**

Hospitals, adjacent to residential lots, Single Family Dwellings and their Accessory Structures	200 ft. minimum 10 ft. minimum 30 ft. Minimum
All Other Principal and Accessory Structures	

g. **Rear Yard:**

Hospitals, adjacent to residential lots	200 ft. minimum
All Other Principal Structures	40 ft. minimum
All Accessory Structures	10 ft. minimum

h. **Special Yard Requirements:**

Community or Club Swimming Pools: The pool, bathing area and accessory structures shall be no closer than one hundred (100) feet to any property line of the property on which the pool is located.

Accessory Structures: Accessory structures constructed within the rear yard must be located at least ten (10) feet from the principal structure or from the road right-of-way, if the rear portion of the lot adjoins a road.

i. Permitted Projections into Required Yards:

Typical architectural features, including, but not limited to, bay windows, window sills, cornices and eaves shall be permitted to project into required yards no more than two (2) feet.

Patios, decks and unenclosed porches without enclosed foundation shall be permitted to project into required front and side yards no more than six (6) feet and into required rear yards no more than twenty (20) feet.

Steps and open fire escapes shall be permitted to project into required yards no more than six (6) feet.

j. Height of Building:

Single Family Dwellings and Personal Care Boarding Homes	30 ft. and 2 ½ stories maximum
All Other Principal Structures	35 ft. and 3 stories maximum
All Accessory Structures	15 ft. and 1 story maximum

k. Height Exceptions See Subsection 902.3

201.3 Off-street Parking Regulations

As required by Subsection 902.6 of this Ordinance.

201.4 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, churches, nursing homes, hospitals	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 100,000 s.f. or fraction thereof

SECTION 202 R-2 LOW DENSITY RESIDENTIAL DISTRICT

Specific Intent

It is the purpose of this district to encourage residential development of low-density on lots of sufficient size which would preserve existing residential areas and allow for their natural expansion.

202.1 Use Regulations

a. Uses By Right

1. Principal Uses:

- (a) Farms and agricultural uses subject to Subsection 902.4 of this Ordinance.
- (b) Single Family Dwellings
- (c) Planned Residential Development, subject to Article 300.
- (d) Timber Removal, subject to Section 909

2. Accessory Uses:

- (a) Customary residential accessory uses including, but not limited to, private garages, sheds, shelters for domestic pets, fences, air conditioners, swimming pools and the like.
- (b) Customary agricultural uses related to the permitted agricultural operations.
- (c) Home Office or Service, as defined by this Ordinance.
- (d) Required off-street parking area, parking garage or loading area accessory to a permitted conditional use.

b. Conditional Uses:

The following conditional uses shall be permitted by Borough Council upon recommendation of the Planning Commission in accordance with the express standards and criteria listed:

1. Principal Uses:

- (a) Communications antennas mounted on an existing building or existing public service corporation facility storage or transmission tower, subject to Section 906.
- (b) Churches, Community Centers, Public Buildings, Public or Private Recreational Facilities, Public or Private Schools, subject to Subsection 1004.3.
- (c) Community or Club Swimming Pools, subject to Subsection 1004.4.
- (d) Nursing Homes, subject to Subsection 1004.15.
- (e) Hospitals, subject to Subsection 1004.15.
- (f) Personal Care Boarding Homes, subject to Subsection 1004.12.
- (g) Restricted Surface Mining, subject to Subsection 1004.25.
- (h) Surface Mining, subject to Subsection 1004.31.
- (i) Oil and Gas Drilling, subject to Subsection 1004.35.

2. Accessory Uses:

- (a) Home Occupations, other than Home Office or Service, subject to Subsection 1004.14.
- (b) Day Care Homes, subject to Subsection 1004.8.
- (c) Private Greenhouse, subject to Subsection 1004.20.

c. Uses by Special Exception

1. Principal and Accessory Uses:

- (a) Essential Services and Public Service Corporation Facilities, subject to Subsection 1206.3 and Subsection 1004.9.

Area and Bulk Regulations

The following area and bulk regulations for principal and accessory structures shall be observed for all permitted uses by right, conditional uses and uses by special exception, subject to the Slope Controls of Section 903:

- | | | |
|----|---|------------------------------------|
| a. | Maximum Dwelling Unit Density | 4.5 units per acre |
| b. | Lot Size: | |
| | Farm | 10 acres minimum (435,600 sq. ft.) |
| | Hospital | 10 acres minimum (435,600 sq. ft.) |
| | Nursing Home | 2 acres minimum (87,120 sq. ft.) |
| | Personal Care Boarding Home or
Single Family Dwelling | 10,500 sq. ft. minimum |
| | All Other Principal Uses | 1 acre minimum (43,560 sq. ft.) |
| c. | Lot Width: | |
| | Personal Care Boarding Home or
Single Family Dwelling | 70 ft. minimum |
| | All Other Principal Uses | 110 ft. minimum |
| d. | Lot Coverage: | 30% maximum |
| e. | Front Yard: | |
| | Personal Care Boarding Home or
Single Family Dwelling and
Their Accessory Structures | 35 ft. minimum |
| | All Other Principal and Accessory Structures | 50 ft. minimum |
| f. | Side Yard: | |
| | Hospitals, adjacent to residential lots | 200 ft. minimum |
| | Personal Care Boarding Home or
Single Family Dwellings and
Their Accessory Structures | 10 ft. minimum |
| | All Other Principal and Accessory
Structures | 30 ft. minimum |

g. Rear Yard:

Hospitals, adjacent to residential lots	200 ft. minimum
All Other Principal Structures	40 ft. minimum
All Accessory Structures	10 ft. minimum

h. Special Yard Requirements:

Community or Club Swimming Pools: The pool, bathing area and accessory structures shall be no closer than one hundred (100) feet to any property line of the property on which the pool is located.

Accessory Structures: Accessory structures constructed within the rear yard must be located at least ten (10) feet from the principal structure or from the road right-of-way, if the rear portion of the lot adjoins a road.

i. Permitted Projections into Required Yards:

Typical architectural features, including, but not limited to, bay windows, window sills, cornices and eaves shall be permitted to project into required yards no more than two (2) feet.

Patios, decks and unenclosed porches without enclosed foundation shall be permitted to project into required front and side yards no more than six (6) feet and into required rear yards no more than twenty (20) feet.

Steps and open fire escapes shall be permitted to project into required yards no more than six (6) feet.

j. Height of Building:

Single Family Dwellings and Personal Care Boarding Homes	30 ft. And 2 ½ stories maximum
All Other Principal Structures	35 ft. And 3 stories maximum
All Accessory Structures	15 ft. And 1 story maximum

k. Height Exceptions See Subsection 902.3

202.3 Off-street Parking Regulations

As required by Subsection 902.6 of this Ordinance.

202.4 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, churches, nursing homes and hospitals

<u>Floor Area of Building</u>	<u>Requirement</u>
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 additional 100,000 s.f. or fraction thereof

SECTION 203 **R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT**

Specific Intent

It is the purpose of this Section to encourage special residential development in areas which lend themselves to such development. This district also provides a suitable area for new residential innovations, allowing for planned residential development.

203.1 Use Regulations

a. Uses By Right

1. Principal Uses:

- (a) Single Family Dwellings
- (b) Two Family Dwellings
- (c) Planned Residential Development, subject to Article 300.
- (d) Timber Removal, subject to Section 909

2. Accessory Uses:

- (a) Customary residential accessory uses including, but not limited to, private garages, sheds, shelters for domestic pets, fences, air conditioners and the like.
- (b) Home Office or Service, as defined by this Ordinance.
- (c) Required Off-street Parking Area, Parking Garage or Loading Area Accessory to a Permitted Use.

b. Conditional Uses

The following conditional uses shall be permitted by Borough Council upon recommendation of the Planning Commission in accordance with the express standards and criteria listed:

1. Principal Uses:

- (a) Communications antennas mounted on an existing building or existing public service corporation facility storage or transmission tower, subject to Section 906.
- (b) Churches, Community Centers, Public Buildings, Public or Private Recreational Facilities, Public or Private Schools, subject to Subsection 1004.3.
- (c) Community or Club Swimming Pools, subject to Subsection 1004.4.
- (d) Nursing Homes, subject to Subsection 1004.15.
- (e) Personal Care Boarding Homes, subject to Subsection 1004.12.
- (f) Semi-Private Golf Practice Facility, subject to Subsection 1004.26.
- (g) Restricted Surface Mining, subject to Subsection 1004.25.
- (h) Oil and Gas Drilling, subject to Subsection 1004.35.

2. Accessory Uses:

- (a) Home Occupations, other than Home Office or Service, as defined by this Ordinance, subject to Subsection 1004.14.
- (b.) Day Care Homes, subject to Subsection 1004.8.

c. Uses by Special Exception

1. Principal and Accessory Use:

- (a) Essential Services and Public Service Corporation Facilities, subject to Subsection 1206.3 and Subsection 1004.9.

203.2 Area and Bulk Regulations

The following area and bulk regulations for principal and accessory structures shall be observed for all permitted uses by right, conditional uses and uses by special exception, subject to the Slope Controls of Section 903:

- a. **Maximum Dwelling Unit Density** 5 units per acre
- b. **Lot Size:**
 - Nursing Home 2 acres minimum (87,120 sq. ft.)
 - Personal Care Boarding Home or 9,000 sq. ft. minimum
 - Single Family Dwelling 18,000 sq. ft. minimum
 - Two Family Dwelling (9,000 sq. ft./dwelling unit)
 - All Other Principal Uses 1 acre minimum (43,560 sq. ft.)
- c. **Lot Width:**
 - Personal Care Boarding Home or 65 ft. minimum
 - Single Family Dwelling 100 ft. minimum
 - Two Family Dwelling 110 ft. minimum
 - All Other Principal Uses
- d. **Lot Coverage** 30% maximum

- e. **Front Yard:**
 - Single Family Dwelling, Two Family Dwelling or Personal Care Boarding Home 35 ft. minimum
 - All Other Principal and Accessory Structures 50 ft. minimum

- f. **Side Yard:**
 - Single Family Dwellings and Their Accessory Structures 10 ft. minimum
 - Two Family Dwellings and Their Accessory Structures 15 ft. minimum
 - All Other Principal and Accessory Structures 30 ft. minimum

- g. **Rear Yard:**
 - All Principal Structures 40 ft. minimum
 - All Accessory Structures 10 ft. minimum

- h. **Special Yard Requirements:**

Community or Club Swimming Pools: The pool, bathing area and accessory structures shall be no closer than one hundred (100) feet to any property line of the property on which the pool is located.

Accessory Structures: Accessory structures constructed within the rear yard must be located at least ten (10) feet from the principal structure or from the road right-of-way, if the rear portion of the lot adjoins a road.

- i. **Permitted Projections into Required Yards:**

Typical architectural features, including, but not limited to, bay windows, window sills, cornices and eaves shall be permitted to project into required yards no more than two (2) feet.

Patios, decks and unenclosed porches without enclosed foundation shall be permitted to project into required front and side yards no more than six (6) feet and into required rear yards no more than twenty (20) feet.

Steps and open fire escapes shall be permitted to project into required yards no more than six (6) feet.

j. Height of Building:

Single Family Dwellings, Two Family Dwellings and Personal Care Boarding Homes
All Other Principal Structures
All Accessory Structures

30 ft. and 2-1/2 stories maximum
35 ft. and 3 stories maximum
15 ft. and 1 story maximum

k. Height Exceptions

See Subsection 902.3

203.3 Off-Street Parking Regulations

As required by Subsection 902.6 of this Ordinance.

203.4 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, churches, nursing homes, hospitals

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 204 R-4 HIGH DENSITY RESIDENTIAL DISTRICT

Specific Intent

It is the purpose of this Section to provide for single family dwellings and two family dwellings on small lots in areas where such higher density has already been established and to authorize certain compatible uses as conditional uses and uses by special exception.

204.1 Use Regulations

a. Uses By Right

1. Principal Uses:

- (a) Single Family Dwellings
- (b) Two Family Dwellings

2. Accessory Uses:

- (a) Customary residential accessory uses including, but not limited to, private garages, sheds, shelters for domestic pets, fences, air conditioners, swimming pools and the like.
- (b) Required off-street parking area, parking garage or loading area accessory to a permitted conditional use.

b. Conditional Uses

The following conditional uses shall be permitted by Borough Council upon recommendation of the Planning Commission in accordance with the express standards and criteria listed:

1. Principal Uses:

- (a) Churches, Community Centers, Public or Private Recreational Facilities, Public or Private Schools, subject to Subsection 1004.3.
- (b) Community or Club Swimming Pools, subject to Subsection 1004.4.
- (c) Nursing Homes, subject to Subsection 1004.15.
- (d) Personal Care Boarding Homes, subject to Subsection 1004.12.
- (e) Oil and Gas Drilling, subject to Subsection 1004.35.

2. Accessory Uses:

- (a) Day Care Homes, subject to Subsection 1004.8.

c. Uses by Special Exception

1. Principal and Accessory Uses:

- (a) Essential services and public service corporation facilities, subject to Subsection 1206.3 and Subsection 1004.9.

204.2 Area and Bulk Regulations

The following area and bulk regulations for principal and accessory structures shall be observed for all permitted uses by right, conditional uses and uses by special exception, subject to the Slope Controls of Section 903:

- | | |
|--|---|
| a. Maximum Dwelling Unit Density | 5.6 units per acre |
| b. Lot Size: | |
| Nursing Home | 2 acres minimum (87,120 sq. ft.) |
| Personal Care Boarding Home or Single Family Dwelling | 7,800 sq. ft. minimum |
| Two Family Dwelling | 16,000 sq. ft. minimum
(8,000 sq. ft./dwelling unit) |
| All Other Principal Uses | 1 acre minimum (43,560 sq. ft.) |
| c. Lot Width: | |
| Personal Care Boarding Home or Single Family Dwelling | 60 ft. minimum |
| Two Family Dwelling | 100 ft. minimum |
| All Other Principal Uses | 110 ft. minimum |
| d. Lot Coverage: | 30% maximum |
| e. Front Yard: | |
| Single Family or Two Family Dwellings or Personal Care Boarding Homes and Their Accessory Structures | 35 ft. minimum |
| All Other Principal Uses and Their Accessory Structures | 50 ft. minimum |

f. Side Yard:

Single Family Dwellings and Their Accessory Structures	5 feet on one side and 10 feet on the other side provided a minimum of 15 feet is maintained between two (2) adjacent buildings.
Two Family Dwellings and their Accessory Structures	15 ft. minimum
All Other Principal Uses and Their Accessory Structures	30 ft. minimum

g. Rear Yard:

All Principal Structures	40 ft. minimum
All Accessory Structures	15 ft. minimum

h. Special Yard Requirements:

Community or Club Swimming Pools: The pool, bathing area and accessory structures shall be no closer than one hundred (100) feet to any property line of the property on which the pool is located.

Accessory Structures: Accessory structures constructed within the rear yard must be located at least ten (10) feet from the principal structure or from the road right-of-way, if the rear portion of the lot adjoins a road.

i. Permitted Projections into Required Yards:

Typical architectural features, including, but not limited to, bay windows, window sills, cornices and eaves shall be permitted to project into required yards no more than two (2) feet.

Patios, decks and unenclosed porches without enclosed foundation shall be permitted to project into required front and side yards no more than six (6) feet and into required rear yards no more than twenty (20) feet.

Steps and open fire escapes shall be permitted to project into required yards no more than six (6) feet.

j. **Building Height:**

Single Family & Two Family Dwellings and Personal Care Boarding Homes	30 ft. and 2 ½ stories maximum
All Other Principal Structures	35 ft. and 3 stories maximum
All Accessory Structures	15 ft. and 1 story maximum

k. **Height Exceptions:**

See Subsection 902.3

204.3 **Off-street Parking Regulations**

As required by Subsection 902.6 of this Ordinance.

204.4 **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, churches, nursing homes, hospitals:

<u>Floor Area of Building</u>	<u>Requirement</u>
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 205 **R-5 SPECIAL RESIDENTIAL DISTRICT**

Specific Intent

In addition to the general Residential Statement of Intent, it is the purpose of this Section to provide for the orderly development of special residential areas for mobile home parks. Special emphasis has been placed upon the provision of all necessary utilities, including an approved water supply system, a sanitary sewer system, an electrical distribution system, and an open space system. In addition, it is the intent of this Section to permit a more varied, efficient and attractive development pattern which will provide housing of greater

variety and type, design, and site planning within the Borough. It is also necessary to provide for a viable interior circulation system with adequate ingress and egress from public rights-of-way.

It is also the intent of this Ordinance to provide suitable locations and living environments for mobile homes and other manufactured housing as provided for and regulated by the R-5 Special Residential District.

205.1 Use Regulations

a. Uses By Right

1. Principal Uses:

- (a) Agricultural Uses
- (b) Mobile Homes
- (c) Public Schools and Public Recreational Areas; Public Utilities
- (d) Churches
- (e) Essential Services

2. Accessory Uses:

- (a) Customary structures accessory to mobile homes, including, but not limited to foundations, skirting, porches and steps, awnings, cabanas, carports, garages, sun shades, storage sheds and the like.
- (b) Customary accessory uses related to permitted agricultural operations.

b. Uses By Special Exception

1. Principal and Accessory Uses

The following uses shall be permitted by the Zoning Hearing Board subject to Subsection 1206.3 and the following standards and criteria:

- (a) Private Schools and Private Recreational Facilities, subject to Subsection 1004.21.
- (b) Private Greenhouses, subject to Subsection 1004.20.

(c) Single Family Dwellings, subject to Subsection 1004.28.

c. Conditional Uses

1. Principal and Accessory Uses

(a) Oil and Gas Drilling, subject to Subsection 1004.35.

205.2 Area and Bulk Regulations

The following area and bulk regulations for principal and accessory structures shall be observed for all permitted uses by right, conditional uses and uses by special exception, subject to the Slope Controls of Section 903:

a. **Mobile Home Park - All Principal and Accessory Structures:**

- | | | |
|----|--|---|
| 1. | Minimum Site Area | 5 acres (217,800 sq. ft.) |
| 2. | Maximum Dwelling Unit Density | 5.6 units per acre |
| 3. | Minimum Lot Area | 7,800 sq. ft. |
| 4. | Minimum Site Width | 100 ft. for portions used for general vehicular entrances and exits; 200 ft. for portions containing dwelling lots. |
| 5. | Minimum Lot Width | 60 ft. |
| 6. | Minimum Front Yard | 35 ft. from any interior road or right-of-way. |
| 7. | Minimum Side and Rear Yards | 15 ft. to any property line other than those adjoining an R1, R2, R3 or R4 Zoning District, in which case the required yard shall be 30 ft. |
| 8. | Minimum Setback from Roads Located Outside the Mobile Home Park Site | 75 ft. |

b. **Single Family Dwellings - All Principal and Accessory Structures:**

See Subsection 204.2 of this Ordinance for applicable requirements.

c. **All Other Principal and Accessory Structures:**

1. **Minimum Lot Area:**

Farms	10 acres (435,600 sq. ft.)
All Other Principal Uses	1 acre (43,560 sq. ft.)

2. **Minimum Lot Width** 110 ft.

3. **Maximum Lot Coverage** 30%

4. **Minimum Front Yard** 50 ft.

5. **Minimum Side Yard** 30 ft.

6. **Minimum Rear Yard** 40 ft. for principal structures
15 ft. for accessory structures

7. **Height of Building:**

Principal Structures	35 ft. and 3 stories maximum
Accessory Structures	15 ft. and 1 story maximum

8. **Height Exceptions** See Subsection 902.3

205.3 Off-street Parking Regulations

As required by Subsection 902.6 of this Ordinance.

205.4 Off-street Loading Regulations

a. **Standards**

As required by Subsection 902.7 of this Ordinance.

b. Requirements:

Schools or private recreational facilities:

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.

205.5 Procedure for Mobile Home Park Plan Submittal and Approval

The procedure for submission, review and approval of a proposed Mobile Home Park shall be in accordance with the Article of the Borough's Subdivision and Land Development Ordinance entitled Mobile Home Parks.

205.6 Issuance of Permits

Upon final approval by the Borough Council of the application for a Mobile Home Park submitted under the Borough's Subdivision and Land Development Ordinance and payment of fees as prescribed, the Borough Building Inspector shall issue a mobile home park permit to the applicant which shall be valid for a period of one (1) year thereafter.

Renewal permits for a like period shall be issued by the Borough Building Inspector upon furnishing of proof by the applicant, that the subject mobile home park has maintained the standards prescribed in all applicable Borough ordinances and Commonwealth of Pennsylvania regulations.

205.9 Length of Residential Occupancy

No berth shall be rented for residential use of a mobile home in any such park except for periods of thirty (30) days or more. No mobile or manufactured home shall be admitted to any mobile home park unless it can be demonstrated that it bears the seal of the U. S. Department of Housing and Urban Development (HUD).