

ARTICLE VI

Residential

Section 600 Residential Zone

- a. Purpose: The purpose of the Residential classification is to accommodate and encourage low-density development, primarily residential in nature, consistent with the characteristics of the prevailing open environment of the Borough. Development is restricted to low-density, single-family residential development and related compatible uses designed to serve the residential community, and to prevent the overcrowding of land through the application of maximum housing densities, and to exclude any activities not compatible with residential development.
- b. Permitted Uses: The following principal uses are permitted:
 - 1) Cemetery (See Section 1002)
 - 2) Family Day Care Home (See Section 1006)
 - 3) No Impact Home Based Business (See Section 1016)
 - 4) Park, Playground or Recreation Area (See Section 1017)
 - 5) Place of Worship (See Section 1018)
 - 6) Public Building (See Section 1019)
 - 7) Public Utility Building (See Section 1020)
 - 8) Single-family Detached Dwelling
- c. Uses by Special Exception: The following principal uses shall be permitted as Special Exceptions when authorized by the Zoning Hearing Board. The Zoning Hearing Board shall hear and decide requests for such uses according to criteria established in Article XIII of this Ordinance.
 - 1) Bed and Breakfast Inn (See Section 1303)
 - 2) Home Business as an Accessory Use (See Section 1313)

3) School

- d. Lot Area and Width: Lot area and lot width not less than the following dimensions shall be provided for each principal use hereafter established in this zone.

Use	Lot Requirements (5)			Minimum Building Setbacks (5)				Max. Building Height
	Min. Lot Area	Min. Lot Width (3)	Maximum Impervious Coverage	Front (4)	One Side	Total Sides	Rear	
All Uses utilizing public water and public sewer	7,500 sq. ft.	60'	45%	15'	10'	20'	15'	35'
All uses with public water or public sewer	30,000 sq. ft.	80'	45%	15'	10'	20'	15'	35'
All uses no public water or public sewer	43,560 sq. ft.	100'	45%	15'	10'	20'	15'	35'

(1) - In case of condominium projects, building setbacks shall act as separation distances between buildings.

(2) - Existing lots of less than fifty (50) feet of road frontage shall be permitted to reduce required side yard setbacks to five (5) feet with a total of ten (10) feet for total sides.

(3) - Measured at the right-of-way line, or ultimate right-of-way for streets with substandard right-of-ways.

(4) - Front yard may be reduced in accordance with Section 903.b.

(5) - These standards represent minimum requirements unless specified elsewhere in this ordinance.

e. Accessory Uses, Buildings, and Structures

- 1) The following customary accessory uses and structures incidental to any permitted uses shall be permitted:

- 2) Uses and structures which are customarily associated with the permitted uses such as storage buildings, outdoor storage areas, yards, gardens, play areas and parking areas.
 - 3) Garden house, tool house, playhouse, wading pool, or swimming pool incidental to the residential use of the premises and not operated for gain.
 - 4) Private garages.
 - 5) The keeping of no more than three household pets and/or domestic animals in a safe, healthy, and humane manner, but excluding the commercial breeding or keeping of same. All such household pets or domestic animals shall not be penned or housed within the applicable minimum yard requirements of any lot.
 - 6) Applicable provisions governing Accessory Buildings and Structures in accordance with of Article IX.
- f. Off-Street Parking: Off-Street Parking shall be provided in accordance with Article XI.
 - g. Environmental Protection Overlay District: Development shall meet the requirements of the Environmental Protection Overlay District's hillside/slope and floodplain protection in accordance with Article VIII.
 - h. Performance Standards: Development shall meet the requirements of the performance standards in accordance with Article IX.
 - i. Signs: Signs are permitted in accordance with Article XII.