

ZONING

27 Attachment 4

Borough of Centre Hall

CRITERIA AND STANDARDS FOR THE RESIDENTIAL-OFFICE DISTRICT (RO)*

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:			Yard Setback Requirements The following lot requirements shall be met:			Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
Land and structures may be used for only the following: Primary Uses (1) All permitted uses of the Single-Family Residential District		See Single-Family District Regulations		40 feet or no nearer the street than any existing structure located within 100 feet on either side of the proposed structure and establishing a minimum lot size for single-family detached dwellings with off-site sewer services with no more than two units per building at 10,000 square feet.			

CENTRE HALL CODE

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Land and structures may be used for only the following:							
(2) Business, professional & financial offices	The minimum lot size shall be determined on the minimum width, maximum coverage, yard setback, parking and other requirements contained in this Section and Chapter	100	55%	40 feet or in line with existing buildings with 100 feet on both sides	8	8	36
(3) Clubs, lodges and fraternal organizations							
(4) Community centers							
(5) Medical and dental offices and clinics, excluding animal hospitals and veterinary offices							
(6) Mortuaries							
(7) Municipal office buildings							
(8) Opticians and optical goods							
(9) Public and private institutions of higher education							
(10) Public libraries and museum; are galleries and reading rooms							
(11) Studios for instructions in music and the performing arts; photographic studios							
(12) Tourist homes - Bed and Breakfast							
Note: Any structure that is removed, if it is to be replaced, must be replaced by a similar structure or use as allowed within that zoning district. Example: If a dwelling is removed, it must be replaced by another dwelling.							

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Land and structures may be used for only the following:							
Note: All drive-in primary and accessory commercial uses are expressly prohibited from the Residential-Office District.							
Accessory Uses and Structures	See primary use above to which it is accessory						
Special Exceptions Essential services - area facilities	See Part 2, § 27-208(C)						

* See "Sketch of Selected Zoning Terms" for term illustrations.