

ZONING

319 Attachment 4

**Dimensional Requirements
§ 319-20A. Dimensional Requirements For Primarily Residential Districts:**

Zoning District: Type of Use	Minimum Lot Area (square feet)	Minimum Lot Width Measured at Minimum Building Setback Line (feet) [Note L]	Maximum Building Height (feet) (See also § 319-21 and § 319-63B)	Minimum Front Yard Setback (feet) [Note D]	Minimum Rear Yard Setback (feet) [Note F]	Minimum Side Yard Setback (each) (feet) [Note F, H and J]	Maximum Percent Building Coverage [Note E]	Maximum Percent Impervious Coverage [Note E]
1. RLD Low Density Residential District:								
a) Single-family detached dwelling	a) 7,500	a) 60	All uses: 40 feet or 3 stories, whichever is more restrictive	All uses: 25; on a corner lot, 15 along the second street	All uses: 25	a) 10	All uses: 35%	All uses: 45%
b) Age-qualified development meeting § 319-19 shall meet the dimensional requirements of the RMD District. A 4-acre minimum tract size is required. The maximum building and impervious coverages may be met across all land area in the tract, as opposed to individual lots.								
c) Other allowed principal use	c) 15,000	c) 100				c) 15		
2. RMD Medium Density Residential District:								
a) Single-family detached dwelling	a) 5,000	a) 50	All uses: 40 feet or 3 stories, whichever is more restrictive	All uses: 20; on a corner lot, 15 along the second street	All uses: 20	a) 8	All uses: 40%	All uses: 60%
b) Single-family semidetached dwelling	b) 5,000 per unit	b) 30 per dwelling unit				b) 8		
c) Two-family detached dwelling	c) 5,000 per unit	c) 60				c) 8		
d) Townhouse, provided that no more than 4 townhouses shall be connected together in any manner, and that a minimum tract size of 20,000 square feet shall be required	d) Minimum average of 5,000 (Note C) (Note K)	d) 24 per dwelling unit [Note B]				d) 8		
e) Other allowed principal use	e) 10,000	e) 60				e) 12		
3. RHD High Density Residential District: [Note B]								
a) Allowed dwelling, provided that a multifamily dwelling development shall need a minimum total lot area of 10,000 square feet prior to any subdivision If housing meets the age-qualified housing standards of § 319-19 and has a minimum lot area of 20,000 square feet, the maximum allowed density shall be increased by 25%.	a) Minimum average lot area of 4,000 per dwelling unit. [Note C] [Note K]	a) 25 per single-family detached dwelling unit, 40 for a multifamily dwelling building, and 20 feet per each other dwelling unit	All uses: 40 feet or 3 stories, whichever is more restrictive, except 55 feet or 4 stories on a lot of more than 20,000 square feet that meets the age qualifications of § 319-19.	All uses: 15; on a corner lot, 10 along the second street. See also § 319-23 regarding required smaller or larger setbacks.	All uses: 20	a) 7, except 10 for a multifamily building from other housing types	All uses: 50%	All uses: 75%
b) Other allowed principal use See maximum building setback in § 319-23.	b) 8,000	b) 60				b) 10		

§ 319-20B. Dimensional Requirements for Primarily Non-Residential Districts:

Zoning District: Type of Use	Minimum Lot Area (square feet)	Minimum Lot Width Measured at Minimum Building Setback Line (feet) [Note L]	Maximum Building Height (feet) (See also Section 319-21 and 319-63.B)	Minimum Front Yard Setback (feet) [Note D]	Minimum Rear Yard Setback (feet) [Note F]	Minimum Side Yard Setback (each) (feet) [Notes F, H and J]	Maximum Percent Building Coverage [Note E]	Maximum Percent Impervious Coverage [Note E]
4. LPD Linear Park District: In addition, any new vehicle parking or driveway shall be set back a minimum of 15 feet from the hard surface of a recreation trail and shall be separated from the trail by landscaping.	10,000	30	2 stories or 35 feet, whichever is more restrictive	10	10	10	30%	40%
5. CD Conservation District:	43,560	100	35 feet	25	25	25	5%	10%
6. HCD Highway Commercial District: a) Allowed nonresidential uses b) Any allowed residential uses shall meet the requirements of the RHD District	a) 40,000	a) 100, except 150 for a lot with 1 or more driveways involving left-hand turns onto an arterial street	a) 3 stories or 50 feet, whichever is more restrictive, except 5 stories or 65 feet by special exception for portions of buildings that are not within 150 feet of an existing dwelling	a) 25, except 50 if parking spaces are provided between the building and the street. A canopy over fueling stations may be 25 feet	a) 25 [Note I]	a) 20 [Note I]	a) 50%	a) 80%
7. CBD Central Business District: See also maximum building setback in § 319-23 See additional regulations within the Retail Overlay District	1,200 for the lot, plus a minimum average of 1,000 square feet per dwelling unit greater than 1 [Note C][Note A]	15	6 stories or 85 feet, whichever is more restrictive, except as provided in the ROD Overlay District. A new principal building shall have a minimum height of 2 stories	0, except where a different setback is provided under § 319-23	10	3, except 0 for commercial buildings fronting on Main or State Streets [Note J]	90%	95%
8. NCD Neighborhood Commercial District: See also the maximum building setback in § 319-23 a) Allowed nonresidential uses or mixed residential-nonresidential lots b) Allowed residential uses shall meet the standards for the RHD District	a) 2,000, plus 1,250 per each dwelling unit greater than 1	a) 25	3 stories or 45 feet, whichever is more restrictive, except 4 stories or 60 feet may be approved by special exception if the applicant shows the increased height will be compatible with neighboring properties	10, except as provided under § 319-23	10 [Note J]	6 [Note J]	60%	80%
9. NCD2 Neighborhood Commercial District - See also additional requirements for the NCD2 District in § 319-20C	2.5 acres	150	45, except 75 with special exception approval, as provided in § 319-20C	20 minimum; 30 maximum	15	30	65%	80%

ZONING

Zoning District: Type of Use	Minimum Lot Area (square feet)	Minimum Lot Width Measured at Minimum Building Setback Line (feet) [Note L]	Maximum Building Height (feet) (See also Section 319-21 and 319-63.B)	Minimum Front Yard Setback (feet) [Note D]	Minimum Rear Yard Setback (feet) [Note F]	Minimum Side Yard Setback (each) (feet) [Notes F, H and J]	Maximum Percent Building Coverage [Note E]	Maximum Percent Impervious Coverage [Note E]
10. LIC Light Industrial/Commercial or GIC General Industrial/Commercial Districts:								
a) Manufactured home park in the GIC District	a) Minimum average of 8,000 per dwelling unit [Note C]	a) 100	a) 3 stories or 35 feet, whichever is more restrictive	a) 10	a) 25 from the exterior lot line, with 14 feet separation between dwellings within the park	a) 25 from the exterior lot line, with 14 feet separation between dwellings within the park	a) 50%	a) 70%
b) Other allowed use	b) 10,000, except 20,000 for an industrial use	b) 30, except 50 for an industrial use	b) 4 stories or 55 feet, whichever is more restrictive	b) 20	b) 15 [Note I]	b) 15 [Note I]	b) 65%	b) 85%

- NOTES:**
- [Note A] The minimum average lot area per apartment dwelling shall be reduced to 750 square feet if a lot will include six or more dwelling units, and each dwelling unit will be restricted to occupancy by at least 1% age 62 or older or a person with disabilities, and there is no occupancy by any person under age 18 years old.
 - [Note B] If an existing rear or side alley is available or could be feasibly extended, it shall be used for access to parking spaces for the lot instead of a front yard driveway, unless the Borough determines that another access is more appropriate as part of a subdivision or land development approval. If two or more side-by-side off-street parking spaces are located in the front yard of a townhouse or if garage door(s) for two or more vehicles face onto the street in the front of the townhouse, then the minimum building width per dwelling along such street shall be a minimum of 24 feet. A maximum of 60% of the land area between the front of each townhouse or semidetached dwelling and the street right-of-way line shall be used for vehicle parking and driveways.
 - [Note C] The average density provisions are intended to allow flexibility in the placement of individual dwelling units, regardless of whether the homes are condominium or fee-simple, and regardless of whether public streets, private streets or parking courts are used. No minimum lot area applies for each individual dwelling unit, provided that the overall density requirements are met. Each single-family, semidetached or townhouse dwelling shall still be able to meet the minimum front yard, side yard, rear yard and lot width as if each dwelling was on its own fee-simple lot.
 - The minimum average lot area per dwelling unit establishes the maximum number of units permitted on a tract of land. The total lot area of the tract prior to development is used. The area occupied by existing street right-of-way of existing streets and alleys is then deleted. The following areas are not required to be deleted from the lot area to determine density: right-of-way of proposed streets and alleys and areas of parking courts, common open space and stormwater detention basins. The resulting lot area is then divided by the average lot area per dwelling unit to result in the maximum number of dwelling units allowed on the tract.
 - [Note D] Setbacks shall be measured from the legal street right-of-way, after any subdivision or land development has been completed. An unenclosed front porch or deck may encroach up to eight feet into the minimum front yard. This porch or deck may be covered by a roof.
 - Steps, stoops and ramps for persons with disabilities may also encroach into this setback as necessary to provide access, which may be beyond eight feet. For a corner lot, see the definition of “yard, front” concerning which yard is the front yard. See corner lot provisions in § 319-63B(1). The minimum front yard requirement shall apply for both yards facing a street on a corner lot unless otherwise stated.
 - See § 319-22D below regarding enclosure of a porch.
 - See § 319-23D regarding front doors facing a street and front setbacks.
 - [Note E] For townhouses, semidetached dwellings and age-qualified housing developments, the maximum building and impervious coverage requirements may be met as an average across a tract after development, as opposed to regulating each individual lot.
 - [Note F] The following exceptions shall apply:
 - For accessory structures and uses, see § 319-22 below.
 - Structures shall not obstruct minimum sight clearance at intersections, as provided in § 319-63C.
 - See § 319-65C(2)(d) regarding extension of nonconforming setbacks.
 - See § 319-23C regarding permitted reductions in setbacks to reflect average setbacks of adjacent buildings.
 - [Note G] Abutting lots in common ownership may be calculated together to show compliance with the maximum coverages.
 - [Note H] Except zero feet at the shared lot line of lawfully attached dwellings, such as along the lot line of semidetached dwellings or townhouses, or where a new attached building is constructed that replaces a previous building that was attached to the same adjacent building, or where the Borough approves adjacent business buildings to be constructed on a lot line as part of a subdivision or land development.
 - [Note I] Except 20 feet side and 25 feet rear for a principal business from a lot in a residential district that is occupied by a principal dwelling that is not in common ownership. Such side or rear yard shall be increased to 60 feet from such a lot for any building area or land area used for manufacturing, bulk storage of highly hazardous substances, industrial outdoor processing or a tractor-trailer truck loading dock.
 - [Note J] A minimum three feet building setback is required from an approximately parallel door or window of a building on another lot, unless a larger setback is required under the Construction Code.
 - [Note K] Individual lots may be approved with a minimum lot area of 1,500 square feet or smaller condominium parcels as part of a unified subdivision or land development plan.
 - [Note L] The minimum lot width is measured at the part of the lot where the minimum building front yard setback applies. If a building is placed further back from the street, it will not change where the lot width is measured. Abbreviations: sq. ft. = square feet.