

R-1

Residence District

Section 501. Use. In this district the land and structures may be used, and structures may be erected, altered, enlarged, and maintained for the following uses only:

- a. Accessory Use (as prescribed in Part B of this Chapter) and the keeping of chicken hens at 1-family dwellings as prescribed in Section 501.1.(7) of this chapter.
- b. Church or other place of religious worship including *accessory religious instruction*, and *religious school* as an accessory use when located on the same lot as the place of religious worship, provided that the lot has frontage on and primary vehicular access from an arterial street and meets parking as required in Section 2403.c.
- c. Country club (as prescribed in Section 506 for this Chapter).
- d. Cultivation of land and general gardening.
- e. 1-family dwelling.
- f. 1-family dwelling with a single apartment unit (as prescribed in Section 501.1 of this Chapter).
- g. Student Home.
- h. Required off-street parking space (as prescribed in Part H of this Chapter).
- i. Playground or park (non-profit) or publicly-owned recreation area.
- j. Public school.
- k. Signs (as prescribed in Chapter XV of this Codification).

(Ordinance 559, June 20, 1959, Section 401, as amended by Ordinance 578, June 10, 1960, Article I, by Ordinance 834, December 4, 1973, Section 3, Ordinance 941, September 11, 1978, Section 128, Ordinance 1423, December 8, 1993, Sections 1 and 2, Ordinance 1529, May 5, 1997, Section 2, Ordinance 1788, July 14, 2004, Section 2, and by Ordinance 1913, December 1, 2008, Section 2.)

I. Exceptions, Additions and Modifications to Use. The provisions of this use are subject to the following exceptions, additions and modifications:

(1) No more than 1 building for residential use may be erected upon a lot in R-1, R-2, R-3H, R-OA and UV districts. In all other districts that permit residential uses, 2 or more buildings containing permitted dwelling types may be erected upon a single lot provided that, in addition to the regulations applicable in the respective zoning district where such group dwelling project is located, the following general requirements shall also be met:

(a) The lot for such project must meet or exceed the total area required for the sum of all dwelling units on the lot.

(b) The front, side, and rear yards must meet the district regulations for the proposed dwelling type along the property line, except that (1) when different dwelling types with different yard requirements are to be combined on the same lot, the required yards shall equal the greatest distances required from among the various dwelling types proposed, and (2) when the project is to be located on a corner lot adjacent to an R-1 or R-2 district, the side yards shall be increased to 30 feet.

(c) The distance between buildings shall be in accordance with the zoning district in which they are located, but in no case shall be less than 10 feet.

(d) The lot shall contain a playground area, the size shall be no less than 25 square feet per dwelling unit of the project.

(e) Appropriate planting shall be planted and maintained as a buffer strip and screen adjacent to abutting residential properties, as approved by the Zoning Officer with advice and recommendation from the Borough Arborist.

(f) [*eliminated by Ordinance 1526*]

(2) A single apartment unit in a 1-family dwelling as a specified permitted use shall conform to the following:

(a) The apartment unit shall be contained within the main building;

(b) The apartment unit shall have not more than 1 bedroom or exceed 500 square feet in total floor area.

(3) Persons not exceeding the numbers set forth in the following schedule shall be permitted to reside in 1- or 2- family dwellings on the condition that adequate off-street parking space is provided on the premises for all vehicles operated or kept by such residents:

(a) 1- and 2-Family Dwellings. In all residential districts, for each dwelling unit... a family plus 2 unrelated persons; no more than 3 unrelated persons.

(b) 1-Family Dwelling With a Single Apartment Unit. In all residential districts, the total number of unrelated persons occupying the building shall not exceed 3, and the total number of persons occupying the single apartment unit within a 1-family dwelling shall not exceed 2.

(4) Home occupations are permitted in all dwelling units, except 1-family dwellings containing a single apartment, subject to the following conditions:

(a) Only 1 home occupation may be conducted for each dwelling unit. Home occupations, except for the raising of garden produce, shall use not more than 20 percent, or 500 square feet, whichever is less, of the total floor area of all structures on the lot. Such use of the premises shall be conducted only within the dwelling or garage, except for the raising of produce.

(b) No exterior alterations or additions, which change the residential character of the dwelling or site by use of colors, materials, design or lighting, shall be permitted in order to accommodate a home occupation. No fire escape shall be installed to accommodate a home occupation. When located within the dwelling, the entrance to the space devoted to a home occupation shall be from within said dwelling. Window display and signs related to the home occupation are prohibited on the premises.

(c) The home occupation may only be conducted by the residents of the dwelling and one non-resident assistant.

(d) Servicing by truck of supplies and materials for the home occupation, other than that provided by parcel post (e.g. mail or parcel service), shall not exceed 4 visits per month, excluding vehicles owned by the residents of the dwelling. No motor vehicle with a sign advertising the home occupation shall be parked on the premises outside a garage or carport except for temporary loading and unloading.

(e) There shall be no sales to customers on the premises except for products produced on the premises by the residents or for food served as part of a bed and breakfast establishment. All materials on the premises directly related to the home occupation, except garden supplies and produce, shall be stored within fully-enclosed buildings.

(f) The home occupation shall not create noise, glare, smoke, odor or vibration detectable by normal senses beyond the boundary of the premises, or cause radio or television reception interference off the premises.

(g) Except as modified below for bed and breakfast establishments, lot coverage by building and parking may not exceed that specified for the zoning district in which the home occupation is located.

(h) Bed and breakfast establishments shall meet the following additional requirements:

i. Sleeping accommodations shall be located only within the dwelling and shall be limited to 1 or 2 rooms with a total size not to exceed 20 percent, or 500 square feet of the dwelling, whichever is less.

ii. Not more than 1 family or 2 unrelated guests may be accommodated at any time. The length of stay per guest shall be limited to 7 days per 30-day period.

iii. One off-street parking space shall be provided for guests of the bed and breakfast establishment, provided that, in no case shall the total number of parking spaces on the lot exceed 4.

iv. Meals for compensation shall be provided only to guests of the bed and breakfast establishment and shall be limited to breakfast.

v. No more than 1 bed and breakfast establishment is permitted per lot. No bed and breakfast establishment may be located within 500 feet of an existing bed and breakfast establishment, to be measured from the closest distance between lot lines of the properties accommodating said bed and breakfast establishments.

vi. A zoning permit shall be secured prior to the use of any dwelling as a bed and breakfast establishment to insure compliance with these regulations.

(i) Under no circumstances shall home occupations include the following, even if they otherwise meet the regulations stipulated above:

- Motor vehicle-oriented business;
- Uses prohibited in Sections 2001.b, 1801, 1802, 1803, 1901.b and 1902;
- Industrial uses, except that the assembly, cleaning, testing and repair of electrical appliances and components is permitted if all the above restrictions are met;
- Tourist homes;
- Animal hospitals and veterinary offices; kennels or pet training;
- Motor vehicle service, repair, and/or maintenance;
- Mortuaries;
- Billiard parlors and other amusements;
- Eating and drinking establishments (including carry-out food establishments, but excluding breakfast served to bed and breakfast patrons); and
- All establishments using coin-operating devices.

(j) Pet grooming shall meet the following additional requirements:

- i. Permitted only in 1-family dwellings without a single apartment unit.
- ii. Grooming hours of operation limited to 7am – 6pm , Monday through Friday. No activities associated with pet grooming, including drop off and pick up, are permitted outside the hours of operation or on weekends are permitted.
- iii. No overnight boarding or keeping of any number of pets other than the owner's pets is permitted. The owner's pets can include foster pets.
- iv. Dogs shall be on a leash under control of the groomer or employee at all times when outside of the building.
- v. A solid panel privacy fence or masonry wall at least 6 feet in height shall be provided to screen outside locations where the pets may be taken.
- vi. No in-home pet day care is permitted.
- vii. A zoning permit shall be required for pet grooming.

(5) A private garage (including carport) as an accessory building or attached to the main building shall not exceed a capacity as provided in definition, "Garage: Private," or have a door opening over 8 feet in height; when detached from the main building, a private garage shall not include living quarters.

(Ordinance 559, June 20, 1959, Sections 1201, 1201.2, 1201.3, 1201.4, 1201.8, 1201.11; as amended by Ordinance 941, September 11, 1978, Section 128; Ordinance 952, January 10, 1979, Section 1; Ordinance 981, November 3, 1980, Section 3; Ordinance 1029, June 14, 1982, Section 2; Ordinance 1110, April 16, 1985, Section 2, Ordinance 1198, February 8, 1988, Sections 7 and 8, Ordinance 1401, January 11, 1993, Section 2, Ordinance 1423, December 8, 1993, Section 3, Ordinance 1448, July 11, 1994, Section 6, Ordinance 1526, March 25, 1997, Section 4, Ordinance 1626, June 19, 2000, Section 12, Ordinance 1656, Sections 1, 2, and 3, Ordinance 1714, November 26, 2002, Section 2, Ordinance 1778, April 27, 2004, Section 2, Ordinance 1840, April 4, 2006, Section 11, and by Ordinance 1927, March 2, 2009, Section 2.)

(6) Student Home. Student Homes are permitted in all zoning districts that allow residential uses pursuant to district regulations applicable for 1- and 2-family home use. However, in the R-1, R-2, and R-3 zoning districts, student homes are permitted only when all of the following standards are met:

(a) Occupancy in a 1-family or 2-family dwelling used as a student home shall not exceed three unrelated persons, as prescribed in Section 501.1.3.

(b) No student home shall be located on a lot any portion of which is closer to another lot used for a student home than a distance determined by multiplying 9 times the minimum lot width required for a 1-family dwelling in the district in which the student home is located.

(c) No more than 1 dwelling unit in a 2-family dwelling may be used as a student home.

(d) No more than 1 building on a lot may be used as a student home.

(e) A student home shall have a minimum of 1,500 square feet of floor area per dwelling unit, exclusive of floor areas contained in basements, garages or accessory buildings.

(f) A minimum of 2 parking spaces shall be provided per dwelling unit in driveways or off-street parking areas.

(g) No student home shall be occupied or used as such until a zoning permit and rental housing permit have been issued. Plans showing the lot's layout, parking area, landscaping, and floor area shall be submitted with an application for a zoning permit for student home use. In addition, the applicant shall include a list of all properties located, in whole or in part, within the area specified in section (a). This area shall be defined by the circumference of a polygon that is defined by measuring nine (9) times the minimum lot width requirement for a 1-family dwelling in the zoning district from the perimeter of the property for which the application is being submitted. This list shall be prepared by a qualified professional, such as a registered land surveyor or a professional engineer, using generally accepted engineering practices. The application shall include a written description of the method used to identify those properties within the nine (9) times the minimum lot width distance requirement.

(Ordinance 1529, May 5, 1997, Section 7, as amended by Ordinance 1982, December 19, 2011, Section 1 and 2.)

³⁵(7) Chicken hens at 1-family dwellings. The keeping of chicken hens at 1-family dwellings is permitted provided all of the following conditions are met:

(a) No more than four (4) chicken hens shall be kept per 1-family dwelling.

(b) No person shall keep a rooster in the Borough on a tract of land less than 10 acres in size.

(c) All chicken hens shall be housed in a roofed coop that is stationary, secure and enclosed in a way that contains the chickens.

(d) The coop shall not be within 30 feet of any main building on an adjacent lot.

(e) The minimum coop size shall be 3 square feet per chicken. The maximum overall coop size shall not exceed 20 square feet.

(f) An outside run is permitted when attached to the coop.

(g) If an outside run is provided, it shall be no bigger than 10 square feet per chicken and shall be enclosed in a way that contains the chickens.

(h) The outside run shall not be within 30 feet of any main building on an adjacent lot.

(i) All coops and runs are subject to setbacks for accessory structures.

(j) All coops and runs shall be screened from the view at ground level from adjacent lots by using fencing, landscaping, or a combination thereof.

(k) A zoning permit shall be required for keeping chicken hens, coops, and outside runs. The fee shall be the same as is charged for small shed permits.

(Ordinance 1913, December 1, 2008, Section 3.)

Section 502. Lot Area, Width, and Yards. Each lot in this district shall comply with the following minimum requirements, except as otherwise provided:

a. Lot Area.

1-Family Dwelling12,000 square feet

b. Width.

1-Family Dwelling80 feet

c. Front Yard Depth.

Dwelling.....30 feet

Non-Dwelling40 feet

d. Side Yard Width.

Dwelling.....10 feet

Accessory Building10 feet

Non-Dwelling20 feet

e. Rear Yard Depth.

All Structures40 feet

f. Exceptions, Additions, and Modifications to Lot Area, Width and Yards. These provisions are applicable in all zoning districts:

(1) A single-family dwelling may be erected or altered on any lot of record in separate ownership from that of any adjacent lots at the effective date of this ordinance which is not of the required minimum area or is of such unusual dimensions that the owner would have difficulty in providing open spaces as required for the district, as a variance when authorized by the Zoning Hearing Board.

(2) The requirements of this ordinance with respect to lot area and lot width shall not be construed to prevent the erection of a single-family dwelling on any lot plotted of record, and held in separate ownership from that of any adjacent vacant lots at the effective date of this ordinance, provided that the yard and setback requirements are complied with.

(3) In the case of irregular-shaped lots, the minimum lot width shall be measured at the required front building line and be maintained for a depth of 30 feet to the rear of the front building line.

(4) Designation of Front Yard on a Corner Lot. All yards abutting a street shall comply with the front yard depth of the zoning district.

(a) Initial Designation. On corner lots that abut two streets, the owner shall designate which yard opposite the front yard is the rear yard. The remaining yard shall be the side yard. Such designation shall be made when a development plan or zoning permit is required the first time. Thereafter, the lot shall be bound to the yards as designated. No future change in designation may occur with subsequent land development or zoning permit applications, except for redesignation, as provided below, for 1-family dwellings in R-1 and R-2 zones. If the owner refuses or fails to designate the rear yard, the Zoning Officer shall make the designation.

On corner lots that abut more than 2 streets, there shall be no rear yard. All yards, other than the front yard, shall be side yards.

(b) Redesignation. In R-1 and R-2 zones, side and rear yards may be redesignated on corner lots with 1-family dwellings, provided the following two conditions are met: (i) the redesignation does not cause any building or structure to become non-conforming; (ii) written consent is provided by the current property owner(s) of any lot bordering the corner lot along the side where the yard width would be decreased as a result of redesignation.

(5) No building for dwelling purposes shall be erected on any lot which does not have immediate frontage on a public street or have access to a street as provided in the final plot plan of a subdivision approved by the Planning Commission.

(6) Every required front, side and rear yard shall be open and unobstructed from the ground to the sky, except for planting, or unless provided otherwise under this Zoning Ordinance.

(7) Where a lot is situated between 2 lots having on each a main building (within 25 feet of its side lot line), the front yard requirements on such lot may be the average depth of the front yards of the existing buildings.

(8) The following structures are permitted to extend into required yards, as set forth:

(a) Buttress, chimney, cornice or pier, up to 12 inches into all yards. Projecting overhang, but not including second-floor overhangs, up to 30 inches into front or rear yards, and into side yards up to a maximum of 2 inches per foot of required side yard setback.

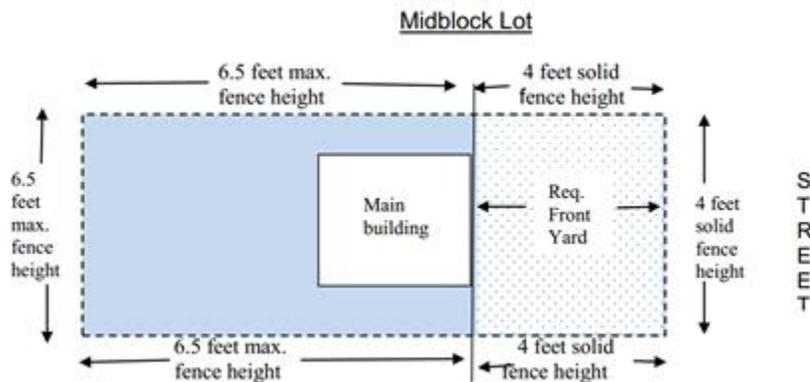
(b) Open steps, roofed or unroofed, are permitted to extend to a maximum of 4 feet into side and rear yards. Unroofed open steps that do not extend above the first floor level are permitted to extend into front yards to within 18 inches of a front property line.

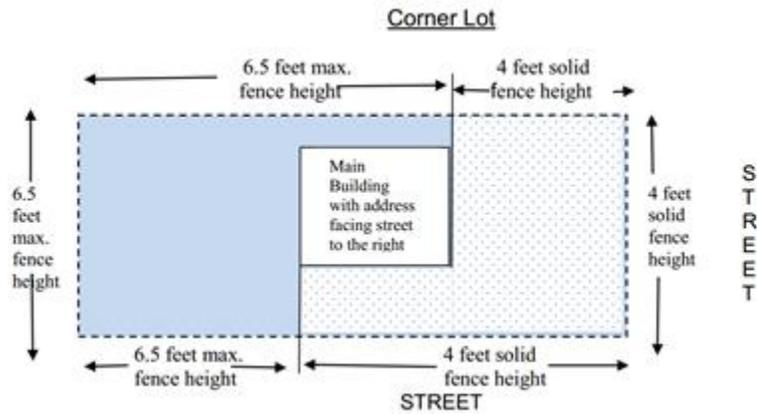
(c) Retaining walls in the General Commercial District shall be set back 18 feet from the curb face along College Avenue and in the 100 block of South Allen Street and 15 feet along all other street blocks. Outside the General Commercial District, the following shall govern:

Retaining wall of any necessary height but no closer than 18 inches to a street line or alley line, unless the wall is 30 inches or less in height in which case no setback is required.

(d) Except as provided for in Subsection (c) and in Section 2001.e, *Telecommunications Facilities*, the following restrictions shall apply to all fences and wall erected within required yards:

(i) Height The maximum height of fences in the front yard shall not exceed 6.5 feet. The lower 4 feet, measured from grade can be solid. The remaining 2.5 feet must be permeable by 50 percent for a total fence height not to exceed 6.5 feet from grade. This applies to front yards for midblock and corner lots. The graphics below illustrate the permitted condition.





For the remaining portions of the lot, the maximum fence height shall not exceed 6.5 feet from grade.

Exceptions:

- Split rail fences may be in the front yard, but may not exceed 5 feet in height.
- Walls or fences specifically built around tennis courts shall not exceed 10 feet in height from grade.
- Walls and fences for one and two family dwellings which front on US Route 322 (North and South Atherton Streets) shall be permitted to install a 6.5 solid fence provided the rest of the requirements of this ordinance are met.

(ii) Setbacks. Permanent walls and fences in the General Commercial District shall be set back 18 feet from the curb face along College Avenue and in the 100 block of South Allen Street and 15 feet along all other street blocks. Outside the General Commercial District, the following regulations shall govern:

Walls and fences 30 inches or less in height require no setback. Walls and fences over 30 inches in height shall not be erected closer than 18 inches to a street line. On corner lots, special line-of-sight regulations shall apply to walls and fences over 30 inches in height [see No. (3) below]. Walls and fences over 6.5 feet in height (tennis courts) shall not be erected closer than 5 feet to a property line.

(iii) Corner Lots. On corner lots, walls and fences 30 inches or less in height require no setback. However, within a distance of 30 feet, measured from any corner formed by the intersection of 2 street lines, fences and walls exceeding 30 inches in height shall not be erected closer than 5 feet to a street line. Beyond a distance of 30 feet, walls and fences over 30 inches in height shall not be erected closer than 18 inches to a street line.

(iv) Materials. Use of natural materials shall be encouraged for all fence construction.

(v) Utility Easements. As set forth in Section 2001 of this Chapter, no wall or fence shall be erected within the limits of a utility easement.

(e) A protective hood, porch or overhang may be erected over a doorway, providing it does not extend more than 5 feet into any yard.

(f) Unroofed platforms, including balconies and decks, on 1-and 2-family dwellings are permitted to extend into rear yards up to a maximum of 2 inches per foot of required rear yard setback. Support posts and beams shall be considered to be a part of any platform and may be affixed to the ground below and extend into a rear yard up to the limit set forth for platforms.

(g) Accessory buildings of not more than 144 square feet in ground floor area and 10 feet in height are permitted in side and rear yards of R districts provided that they shall not be placed closer than 5 feet to any lot line and shall not be placed closer than 50 feet to the cartway of any street. In addition, no accessory building, other than a garage, located in the R-1 zoning district shall be connected to or serviced by a driveway or other paved access with a width greater than 5 feet and no existing driveway or other paved access with a width greater than 5 feet may be extended or expanded to provide access to any such accessory building. Accessory buildings not more than 144 square feet in ground floor area and 10 feet in height may not be used as a private garage.

(h) Detached private garages or carports in all R Districts except R-1 are permitted in the side and rear yards, provided that they shall not be placed closer than 5 feet to any lot line and shall not be placed closer than 50 feet to the cartway of any street. In the R-1 zoning district, detached garages and carports shall be located in compliance with applicable setbacks as specified in Sections 502.c, 502.d, and 502.e. In addition, in all R Districts except R-1, 2 abutting property owners may erect a common detached garage or carport across or abutting upon a common lot line in the rear or side yard setback area provided that the property owners supply the Zoning Officer with a written agreement, duly recorded with the County Recorder of Deeds, for the erection of such structure.

(i) Signs, awnings and canopies are permitted in required yards within the limits set forth in Chapter XV (Sign Ordinance) of this Codification.

(j) In the General Commercial District, temporary outside sales areas, including outdoor cafes, may be located anywhere within a side or rear yard. Temporary outside sales areas and cafes may be located within a front yard, provided that all chairs, tables, fences, sales racks, merchandise and other accouterments incidental to the sales area are set back 10 feet from the curb face along College Avenue and along the 100 & 200 blocks of South Allen Street and 8 feet from the curb face along all other streets and that the setback falls on or behind the property line. Additionally, all front yards shall remain free of permanent structures and all items, including tables, chairs, fences, walls, cordons and accouterments, shall be removed from the front yard whenever the establishment is not open for business. The front yard shall remain open and unenclosed.

When outdoor sales or table service is not provided, lightweight chairs and tables may be located anywhere in the front yard provided the tables or chairs are located behind the property line and are not in the public right-of-way.

(9) Enclosure or Rehabilitation of Covered Porches on Historic or Contributing Buildings.

(i) Any covered porch that is open and attached to a building that is listed on any nationally approved inventory of historic places or is identified or approved as a contributing building in any nationally approved historic district may be enclosed or rehabilitated provided:

aa. the enclosure or rehabilitation is designed to be compatible with the size, scale, color, material, architectural style and character of the structure and neighborhood; and

bb. the enclosure or rehabilitation shall be removable without impairing the original structure.

(ii) Any proposal to enclose or rehabilitate a porch shall be reviewed by the State College Historic Resources Commission prior to the issuance of a zoning permit.

The Historic Resources Commission shall make a recommendation to the Planning Department by using the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings with respect to compliance of the application with the applicable criteria above. The Historic Resources Commission may make suggestions for changes in the application based on the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. This recommendation, and any suggestions made by the Historic Resources Commission, shall be advisory only and not binding on the Planning Department.

Applications shall include a sketch of the proposed improvements in an appropriate scale but shall be not less than 1" = 10'. The sketch shall provide sufficient information to allow a determination of compliance with subsection (a) above.

(iii) Any decision by the Planning Department shall be appealable to the Zoning Hearing Board as provided for in Section 909.1 of the Pennsylvania Municipalities Planning Code.

(10) Lot area, width and yards for telecommunications facilities, except for shared use telecommunications antennas, shall be as specified in Section 2001.e, *Telecommunications Facilities*.

(Ordinance 559, June 20, 1959, Sections 402, 1202, 1202.1, 1202.2, 1202.5, 1202.6, 1202.7, 1202.9, 1202.10, 1202.11, 1202.12, 1202.13; as amended by Ordinance 650, March 23, 1964, Section 1; Ordinance 766, August 4, 1970, Sections 1 and 2; Ordinance 940, August 9, 1978,

Section 5; Ordinance 961, September 11, 1979, Section 1(f); Ordinance 1187, December 9, 1987, Ordinance 1216, August 5, 1988, Ordinance 1401, January 11, 1993, Section 3, Ordinance 1491, February 8, 1996, Ordinance 1546, October 22, 1997, Ordinance 1549, November 19, 1997, Sections 3 and 4, Ordinance 1654, March 24, 2001, Sections 3 and 4, Ordinance 1695, February 7, 2002, Ordinance 1716, December 12, 2002, Ordinance 1839, April 4, 2006, Section 1, Ordinance 1853, October 16, 2006, Section 1, and by Ordinance 2075, May 16, 2016, Section 1.)

g. Lot Coverage.

(1) The cumulative area of all building footprints on a lot, including accessory buildings, shall not exceed the following coverage for a given lot's area:

Lot areas 15,000 square feet or smaller = 30 %

Lot areas > 15,000 square feet up to and including 25,000 square feet = 4500 plus .05 X number of square feet above 15,000

Lot areas > 25,000 square feet = 20%

Examples: Building Coverage Calculation

- Lot size is 15,000 S.F. calculation is: $.3 \times 15,000 = 4500$ S.F. = 30%.
- Lot size is 20,000 S.F. calculation is: $4500 \text{ plus } .05 \times 5,000 = 4750$ S.F. = 23.75%
- Lot size is 25,000 S.F. calculation is: $4500 \text{ plus } .05 \times 10,000 = 5000$ S.F. = 20%
- Lot size is 35,000 S.F. Coverage calculation is $.2 \times 35,000 = 7000$ S.F. = 20%

(2) Driveways and off-street parking areas at 1- and 2-family dwellings, as follows:

Lot area <10,000 square feet.....12%

Lot area 10,000 to 20,000 square feet.....12% minus .4% per 1,000 square feet of lot area above 10,000 square feet.

Lot coverage for lots with square feet area between any two 1,000 square-foot points shall be calculated on the basis of the lower 1,000 square foot area.

[Example: Lot area 16,500 square feet; lot coverage $((.12 - (6 \times .004)) \times 16,500$ square feet = $.096 \times 16,500$ square feet = 1,584 square feet]

Lot area >20,0008%

(Ordinance 1396, December 10, 1992, Section 1., as amended by Ordinance 1841, April 4, 2006, Section 1, and by Ordinance 1853, October 16, 2006, Section 1.)

h. Maximum Building Width on Replotted Lots. Whenever two or more lots are consolidated or re-plotted into one after the effective date of this ordinance (October 20, 2006) and the resultant lot width from the consolidation exceeds 135 feet, the maximum building width

allowed on such lot shall be determined by multiplying the lot's width in feet by .6. The product of this ratio subject to the rules set forth below is the maximum building width, in lineal feet, permitted on the consolidated lot. Building setbacks are applicable and are used in conjunction with the ratio.

(1) Rules: The following rules are used in conjunction with the ratio.

- Building width shall be measured as the cumulative lineal length of all building walls facing a street that are within a distance of two times the required front setback. Walls beyond this distance do not count towards building width.
- On lots with more than one building, the cumulative widths of all buildings shall not exceed the ratio.
- A facing wall is any wall built parallel to or within a 45 degree angle of the front property line.
- Maximum building width using the ratio is applicable to each lot side with street frontage.
- On lots without frontage, like a flag lot, the ratio applies along the side designated as the front.

(2) Calculation Examples:

- Lot width = 151 feet $151 \text{ feet} \times .6 = 90.6 \text{ feet}$ maximum building width
- Lot width = 200 feet $200 \text{ feet} \times .6 = 120 \text{ feet}$ maximum building width

(Ordinance 1841, April 4, 2006, Section 5, and amended by Ordinance 1853, October 16, 2006, Section 2.)

i. Minimum Open Space (all uses).....50%

(Ordinance 1841, April 4, 2006, Section 7.)

Section 503. Height. The maximum heights of structures in this district, except as otherwise provided, shall be:

- a. Dwelling:**
25 feet (not exceeding 2 stories), except as provided in Section 503.d.
- b. Accessory Building:**
15 feet (not exceeding 1 story).
- c. Non-Dwelling:**
30 feet, except as provided in section 503.d.

d. Exceptions, Additions and Modifications to Height.

(1) Buildings used for the following purposes in R districts may exceed the district's height limit, but are bound to the following maximum heights:

- Public school building..... 40 feet maximum
- Country club building.....as provided for in Section 506
- Elderly housing building.....40 feet maximum

(2) Height limitations shall not apply to chimneys, church spires, water tanks or necessary mechanical features not occupying more than 1/10 of the roof area, electrical equipment on poles, or telecommunication facilities which are regulated by the height limitations specified in Section 2001.e.

(Ordinance 559, June 20, 1959, Sections 403, 1202.2, 1203, and 1203.1, as amended by Ordinance 1423, December 8, 1993, Section 6, Ordinance 1526, March 25, 1997, Section 4, Ordinance 1549, Section 5, and by Ordinance 1841, April 4, 2006, Section 2.)

Section 504. Parking Requirements. Parking requirements shall be as specified in Part H of this Chapter.⁴⁰

Section 505. Elderly Housing Development. Housing projects for the elderly, as specified below, may be permitted as conditional uses in the R-1 (Residence) District subject to the following criteria:

a. Purpose And Concept. This provision is intended to help meet the growing demand for elderly housing in the Borough through the creation of planned elderly housing developments. It modifies use, lot area, width, and yard requirements otherwise applicable to the district, establishes additional design controls, requires unified planning and management of each development and provides for Council approval as a conditional use following site plan review. Elderly housing developments shall be planned, designed and managed as integrated projects.

b. Use. In addition to the uses permitted in Section 501 of this Chapter, elderly housing developments may consist of the following: row dwellings not exceeding 6 units in any one direction; and medical clinics, nursing and convalescent homes for use by residents of the development only. Personal care and congregate meals may be provided within the building types permitted above.

c. Lot Area, Width And Yards.

(1) Lot Area. Each elderly housing development shall consist of a minimum of 5 acres for the total development and a maximum density of 5,000 square feet of lot area per dwelling unit. The amount of land used for medical clinics, nursing and convalescent homes may be used to achieve the 5-acre minimum for the development but may not be used for purposes of calculating maximum residential densities.

(2) Minimum Lot Width. 300 feet.

(3) Minimum Yard Depth. Minimum front, side and rear yard depths shall be as required in Section 502 of this Chapter, except that yard depths for row dwellings, medical clinics, nursing and convalescent homes shall be as follows:

Front Yard Depth: 40 feet

Side Yard Depth: 40 feet

Rear Yard Depth: 40 feet

All structures in excess of 25 feet in height shall be set back a minimum distance of 80 feet from all property lines not abutting a street. For side and rear lot boundaries which abut properties in zoning districts other than R-1 and R-2, the side and/or rear yard depths specified above are reduced to those applicable in the abutting district.

d. Height. The maximum height of structures permitted for elderly housing developments shall be as specified in Section 503 of this Chapter.

e. Parking Requirements. Parking requirements shall be as specified in Section H of this Chapter, except that the number of required parking spaces for row dwellings shall be 1 space per dwelling unit.

f. Additional Requirements:

(1) Management. All dwelling units, medical clinics, nursing and convalescent homes within the elderly housing development shall be jointly managed by an individual, firm, partnership or corporate entity.

(2) Age Restrictions. Residence in the elderly housing development shall be limited to those persons aged 62 and over and their spouses.

(3) Distance Between Developments. No point on the boundary of an elderly housing development in this district may be closer than 2,000 feet from the nearest point of the boundary of any other elderly housing development located in an R-1 or R-2 district.

(4) Buffer Yards. Buffered screening, consisting of plantings, earth mounds and/or decorative fences and walls shall be planted, installed and maintained near the boundary lines of the elderly housing development to form a sight restrictive screen of all structures from adjacent residential lots or undeveloped lots zoned R-1 or R-2.

(5) Vehicular Access. Irrespective of provisions specified in Section 2406 of this Chapter, vehicular access shall be designed to avoid directing traffic through adjacent residential areas. All elderly housing developments shall abut an arterial street.

(6) Nuisances. Additional requirements may be imposed by Council to minimize nuisances caused by excessive noise, glare, smoke or vibration or to promote traffic safety.

g. Administrative Review. All applications for a zoning permit under provisions of this option must receive approval by Borough Council as a conditional use following procedures specified in Section 1804.b of this Chapter, except that site plan requirements shall be those specified in Section 305 of this Chapter. Construction of dwelling units in an elderly housing development may be phased over time in accordance with an overall plan and timetable approved by Borough Council, provided that at least half of all dwelling units shall be constructed prior to or concurrent with other uses permitted within elderly housing developments. All proposed changes to an approved site plan shall comply with the review procedures established herein as though such changes were a new site plan.

(Ordinance 1157, December 16, 1986, Section 1, as amended by Ordinance 1198, February 8, 1988, Section 9.)

Section 506. Country Club. A Country Club, including sales to customers and guests is permitted in the R-1 Residence District, subject to the following criteria:

a. Lot Area, Width, and Yards:

- (1) Lot Area15 Acres
- (2) Lot WidthSufficient to meet required yards
- (3) Yard Depth:
 - (a) All buildings in excess of 256 square feet200 feet from any property line.
 - (b) Picnic areas and shelters, playground equipment; unenclosed swimming pools; playing fields (other than driving ranges and golf course); unenclosed tennis courts, basketball, shuffleboard and other courts; buildings for the sale, rental and service of non-motorized golf equipment that are less than 144 square feet of gross floor area, unless attached to one of the buildings listed in Subsection 506.a(3)(a) of this Chapter, in which case the minimum setback shall comply with Subsection 506.a(3)(a).....40 feet from any property line.
 - (c) Driving ranges and golf courses.....no setback required.

b. Height:

(1) Clubhouse...40 feet, except that 1 extra foot in height is permitted provided 2 additional feet of setback is provided for each additional foot of height with a maximum building height of 50 feet.

(2) All other buildings1 story, not to exceed 20 feet.

c. Parking. Parking requirements shall be as specified in Part H (Off-Street Parking) of this Chapter, except that vehicular access is limited to arterial and/or collector streets.

d. Buffer Yards. Buffer yards, as specified herein, are required when any facility listed in Subsection 506.a(3)(b) above is located within 200 feet of an adjacent R-1, R-2, R-3 or R-3B zoning district or residential use (including residential uses within a Planned Residential District [PRD]) in any other zoning district.

All building faces and other facilities shall be screened from view from abutting residential zoning districts and uses as provided for in Subsections (1), (2), (3) and (4) below, as applicable:

(1) Screening shall be provided by a continuous view-restrictive screen at least 6 feet in height designed to obscure the view of buildings and other facilities from residential zoning districts and uses.

The screen's length shall be comprised of trees, shrubs or a combination thereof. A minimum of 50 percent of the screen's length shall be of evergreen plant material. A minimum of 2 canopy trees shall be planted for each 100 feet of screen length. All plant material shall be 6 feet in height at time of planting and placed to provide view restriction. Walls, earth mounds and fences (or a combination thereof) may be included with the plant material to complement and provide variety to the screen but may not be exclusively used for screening. Special consideration shall be given to form, color, texture, density, growth habits and maintenance requirements. Grass or other living ground cover shall be planted, mulched and maintained on all portions of the landscaped screen not occupied by other landscaped material. All required plant material which dies shall be replaced.

(2) Existing vegetation and/or natural features may be used to meet buffer yard requirements, provided the location and composition of existing plant materials and/or natural features will result in screening that meets the requirements of this Section. The requirement that 50 percent of the screen's length be comprised of evergreen plant material shall only apply to newly installed plant material whether at the time of initial installation or installation to replace required plant material that has died.

(3) If located more than 10 feet from the building or other facility being screened, the lateral dimension of the screening shall include the facility being screened plus 100 feet from the ends of all sides of the facility.

(4) If located less than 10 feet from the building or other facility being screened, the lateral dimension of the screening shall include the facility being screened plus 25 feet from the ends of all sides of the facility.

e. Lighting:

(1) Lights at facilities listed in Subsection 506.a(3)(b) and at any driving range or golf course shall not be used between the hours of 11:00 p.m. and 6:00 a.m., prevailing time.

(2) All exterior lighting for Country Club installations shall comply with Part K of this Chapter.

(Ordinance 559, June 20, 1959, as amended by Ordinance 1637, October 5, 2000, Section 1.)