

R-4

Residence District

Section 1001. Use. In this district, the land and structures may be used, and structures may be erected, altered, enlarged, for the following uses only:

- a. Any use permitted in the R-3 district.
- b. Boarding or Rooming House.
- c. Tourist Home.
- d. Special exceptions permitted by the Zoning Hearing Board, as prescribed in Section 606 of this Chapter, including:
 - (1) Club or Community Center (except those operated for commercial gain).
 - (2) Funeral Home.
 - (3) Housing for Elderly Persons.
 - (4) Professional Office.
 - (5) School for Dance and/or Music Instruction.
- e. Student Home

(Ordinance 559, June 20, 1959, Section 701, as amended by Ordinance 822 , April 5, 1973, Section 1, Ordinance 834, December 4, 1973, Ordinance 838, December 21, 1973, Ordinance 844, February 4, 1974, Ordinance 850, May 6, 1974, Ordinance 941, September 11, 1978, Section 128, Ordinance 1410, April 22, 1993, Section 3, and by Ordinance 1529, May 5, 1997, Section 6.)

Section 1002. Lot Area, Width and Yards. Each lot in this district shall comply with the following minimum requirements, except as otherwise provided:

- a. **Lot Area.**
 - Single-Family Dwelling5,000 square feet
 - 2-Family Dwelling8,000 square feet
 - Multiple-Family Dwelling (per unit)500 square feet
 - Personal Care Home for Adults:
 - Large (per unit)500 square feet
 - Small5,000 square feet
 - Private Academic School1 acre

- b. **Lot Width.**
 - Single-Family Dwelling50 feet
 - 2-Family Dwelling75 feet
 - Multiple-Family Dwelling120 feet
 - Other StructuresSufficient to provide
.....required side yards.

Personal Care Home for Adults:	
Large	120 feet
Private Academic School.....	150 feet

c. Front Yard Depth.

All Structures	20 feet
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d. Side Yard Width.

Single-Family Dwelling.....	6 feet
2-Family Dwelling.....	6 feet
Multiple-Family Dwelling	10 feet
Personal Care Home for Adults:	
Large	10 feet
Small	6 feet

When a Multi-Family Dwelling or a Personal Care Boarding Home for Adults is located on a corner lot, the interior side yard shall be.....30 feet.

e. Rear Yard Depth.

Single-Family Dwelling.....	20 feet
2-Family Dwelling.....	20 feet
Multiple-Family Dwelling	20 feet
Personal Care Home for Adults:	
Large and Small	20 feet

The required side yard width and rear yard depth shall be increased 3 inches for each foot of building height above 30 feet, and 1.5 inches for each foot of building length or width over 50 feet.

When 2 or more buildings are to be located on the same lot, the distances between such buildings shall be the sum of the required side and rear yard depths for such buildings.

(Ordinance 559, June 20, 1959, Section 702, as amended by Ordinance 677, October 6, 1965, Section 1, Ordinance 753, October 13, 1965, Section 2, Ordinance 961, September 11, 1979, Section 1(E), Ordinance 1034, December 10, 1982, Section 7²¹⁰, Ordinance 1177, May 27, 1987, Sections 2 and 3, and by Ordinance 1537, August 27, 1997, Section 7.)

f. Lot Coverage.

All 1- and 2-family dwellings and accessory buildings (including detached garages) appurtenant thereto.....	30%
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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 foot 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: $((.12 - (6 \times .004)) \times 16,500 \text{ square feet} = .096 \times 16,500 \text{ square feet} = 1,584 \text{ square feet}]$

Lot area >20,0008%

(Ordinance 1396, December 10, 1992, Section 7.)

Section 1003. Height.

a. Maximum Height. The maximum height of structures in this District shall be no more than 35 feet and shall be limited to a maximum of 3 stories, except in the following area, which shall have a maximum height of 65 feet, or except as provided for by special exception:

(1) The area west of South Atherton Street, bounded on the south and west by lands of the municipality and State College Area School District and on the north by lands zoned Planned Commercial 2.²¹²

(Ordinance 559, June 20, 1959, Section 703, as amended by Ordinance 743, March 5, 1969, Section 1, Ordinance 753, October 13, 1969, Section 2, Ordinance 769, September 15, 1970, Section 1, and by Ordinance 1261, November 21, 1989, Section 1.)

b. Special Exception. Buildings in the R-4 (Residential) District with a height greater than 65 feet: The Zoning Hearing Board, in considering a request for such exception shall consider the conditions set forth below and such other relevant factors as deemed relevant by the Board.

(1) The topographic relationship between the site and surrounding area shall be accurately represented on a model included with the required land development plan. This model must show the proposed building and all existing and proposed buildings within 200 feet of the perimeter of the site. This model may be 2-dimensional or 3-dimensional or employ some type of computer or other video imaging technology. This model must show shadow effect created by proposed building.

(2) Open space and screening by planting shrubs and trees. A minimum of 15 percent of all sites shall be preserved as open space. These open space areas shall be maintained in landscaped material or other materials deemed appropriate by the Planning Commission in consultation with the Design Review Board. Open space shall be readily accessible to the public, including persons with physical or visual impairments. Appropriate signing designating the area as public open space must be located at all entrances to the open space. Such signing shall include the name of the party responsible for maintenance and the telephone number at which this party can be reached during normal business hours. Open space shall be designed for use by people as opposed to serving as a setting for the building. Open space must provide opportunity for penetration by sunlight. The applicant and any successor in title to the property shall maintain this area.

(3) Building design shall include modulation of building walls and roof treatments and use of patterned building materials.

(4) Traffic and pedestrian circulation and parking features. Pedestrian amenities such as seating and additional public sidewalk width shall be encouraged. Except for driveways, as permitted under Part H of this Chapter, all required parking placed on the site shall be subsurface or located within the building(s) or structure(s).

(5) Internal parking shall be located such that building street and alley faces shall be used for retail or other active uses. Except for driveways, as permitted under Part H of this Chapter, a minimum of 50 percent of all street- and alley-level walls shall be constructed of transparent material.

(6) Front yard setback shall be increased by 1 foot for every 3 feet of height above 65 feet.

(7) In no case shall any building or structure be permitted to exceed 85 feet in height.

(8) Within the Central Business District, all building street and alley frontages shall be devoted to pedestrian-oriented uses. Pedestrian-oriented uses are typically sidewalk-oriented and physically and visually accessible by pedestrians from the sidewalk. Uses which compose pedestrian-oriented uses include, but are not limited to, specialty retail, personal service shops, department stores, hardware stores, apparel stores, restaurants and theaters. Retail banking offices may occupy up to 25 percent of the street frontage of any building. Banks (other than retail banking offices) and financial institutions are not pedestrian-oriented uses. The applicant and any successor in title to the property shall maintain pedestrian-oriented uses in all building street and alley frontages.

(9) Other conditions deemed relevant by the Board.

(Ordinance 743, March 5, 1969, Section 2, as amended by Ordinance 1261, November 21, 1989, Section 2, and by Ordinance 1450, September 8, 1994, Section 3.)

Section 1004. Parking Requirements. As specified in Part H of this Chapter.

Section 1005.²³⁰

Section 1006. Open Space for All Uses Except 1- and 2-Family Dwellings.

a. A minimum of 40% of the total lot shall be devoted to open space.

b. Thirty-five percent of the required open space shall be devoted to usable recreational area in rear yards or side yards not abutting a public street. Such recreational space should be adjacent to property lines.

(Ordinance 559, June 20, 1959, Section 704, as amended by Ordinance 753, October 13, 1969, Section 2, Ordinance 762, May 5, 1970, Section 1, Ordinance 1396, December 10, 1992, Section 8, and by Ordinance 1854, October 16, 2006, Section 4.)

Section 1007. Special Exceptions. Under powers as set forth in this Chapter, the Zoning Hearing Board, after referral to the Planning Commission for review and submittal of a report within 15 days and after public hearing, may authorize a permit as a special exception, subject to the conditions set forth and any further conditions the Board may deem best suited to insure safety and general welfare, minimize traffic and to safeguard adjacent properties, for the following:

a. **Club and Community Center.** Clubs and community centers (except those operated for commercial gain) are permitted in R-4 districts subject to the following terms and conditions:

Abutting residential properties are protected from club or community center activities through planting, fence, walls or other devices, as approved by the Planning Commission.

(Ordinance 559, June 20, 1959, Section 1501.4, as amended by Ordinance 941, September 11, 1978, Section 128.)

b. **Funeral Home.** Funeral homes may be constructed in R-4 districts, provided:

(1) Such home is not located between existing dwellings on the same block.

(2) There shall be no receiving vault, preparation room or display of merchandise or advertising visible from outside the main accessory building.

(3) All loading of merchandise, bodies of deceased persons, shall be completely on the premises.

(Ordinance 559, June 20, 1959, Section 1501.6, as amended by Ordinance 941, September 11, 1978, Section 128.)

c. Housing for Elderly Persons. Housing for elderly persons may be constructed in R-4 districts, provided:

(1) An off-street emergency ambulance entrance shall be provided.

(2) At least one elevator in such building over 3 stories in height shall be at least 7 feet in one horizontal direction.

(3) Side yard setbacks of such residential buildings may be less than otherwise required if such reduction will permit a more logical siting of the buildings on the lot; will overcome topographical limitations of the lot; will better utilize the shape of the lot; will avoid conflicts with utilities; or will permit the preservation of trees and natural features of the lot.

(4) Reduction of side yard setbacks shall not be allowed if it will provide a building coverage on the lot greater than that which could be obtained without such side yard reduction. A minimum side yard setback of 10 feet shall be required.

(5) No residential building designed for use as housing for the elderly shall exceed 65 feet in height.

(Ordinance 822, April 5, 1973, as amended by Ordinance 941, September 11, 1978, Section 128, and by Ordinance 1284, July 10, 1990, Section 9.)

d. Professional Offices. Professional offices may be constructed in R-4 districts, provided:

(1) The architectural design of the structure and the landscaping of the area shall be in keeping with the character of the surroundings.

(2) Such office shall have a lot area of not less than 2,500 square feet for each 500 square feet so used for office purposes.

(3)²⁴⁰

(Ordinance 559, June 20, 1959, Section 1501.5, as amended by Ordinance 577, June 7, 1960, Section 2, and by Ordinance 941, September 11, 1978, Section 128.)

e. **School for Dance and/or Music Instruction**. Schools for dance instruction or music instruction may be constructed in the R-4 districts. (Ordinance 850, May 6, 1974, as amended by Ordinance 941, September 11, 1978, Section 128.)