

ARTICLE 3 DISTRICTS

301. DESIGNATION OF DISTRICTS AND PURPOSES.

- A. For the purpose of this Ordinance, Riverside Borough is hereby divided into the following zoning districts, with the following abbreviations:

A-R	Agricultural Residential
R-S	Single Family Residential
R-S1	Single Family Residential 1
R-M	Medium Density Residential
MHP	Manufactured Home Park Overlay (A-R is the underlying district)
C	Commercial
I	Industrial
LI	Light Industrial

- B. For the purposes of this Ordinance, the zoning districts named in Section 301.A. shall be of the number, size, shape and location shown on the “Official Zoning Map.”

- C. Overlay Districts. The Floodplain Area, as defined by the Flood Hazard Ordinance, shall serve as an overlay district to the applicable underlying districts. The MHP District shall serve as an overlay district to the underlying A-R district.

- D. Purposes of Each District. In addition to serving the overall purposes and objectives of this Ordinance and the Comprehensive Plan, each zoning district is intended to serve the following purposes:

1. A-R Agricultural Residential – To promote the continuation of agricultural activities in those areas most suitable for such activities. To not encourage extensions of central sewage services into these areas. To protect the water quality and habitats along creeks, and promote groundwater recharge. To provide for rural types of development at a lower overall density, while recognizing that many of the roads would be extremely difficult to improve to handle higher amounts of traffic.
2. R-S Single Family Residential District – To provide for low density residential neighborhoods that are primarily composed of single family detached dwellings. To protect these areas from incompatible uses. This district primarily includes the older neighborhoods in Riverside.
3. R-S1 Single Family Residential District – To provide for low density residential neighborhoods that are primarily composed of single family detached dwellings. To protect these areas from incompatible uses. This district primarily includes the newer neighborhoods in Riverside and adjacent areas.
4. R-M Medium Density Residential District – To provide for medium density residential neighborhoods with a mix of housing types at a medium density. To protect these areas from incompatible uses. To meet requirements of State law to provide opportunities for various housing types.

5. C Commercial District – To provide for a wide range of commercial uses. To carefully locate commercial areas and commercial driveways to minimize traffic safety and congestion problems along streets. To recognize that most of the commercial needs of the region are able to be met by commercial areas in other municipalities that are in more suitable locations with better street and highway access.
6. I Industrial District – To provide for a range of industrial uses in a manner that minimizes conflicts with homes and avoids serious nuisances and hazards.
7. LI Light Industrial District – To provide for a range of light industrial uses and complementary business uses in a manner that minimizes conflicts with homes and avoids serious nuisances and hazards.

302. APPLICATION OF DISTRICT REGULATIONS.

- A. The regulations set by this Ordinance shall apply uniformly to each class or kind of structure or land, except as provided for in this Ordinance.
- B. No structure shall hereafter be erected, used, constructed, reconstructed, structurally altered or occupied and no land shall hereafter be used, developed or occupied unless it is in conformity with the regulations herein specified for the use and district in which it is located.
- C. No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.
- D. Boundary Change. Any territory which may hereafter become part of the Borough through annexation or a boundary adjustment shall be classified as the A-R zoning district of Riverside Borough until or unless such territory is otherwise classified by Borough Council.

303. ZONING MAP.

- A. A map entitled “Riverside Borough Zoning Map” accompanies this Ordinance and is declared a part of this Ordinance. The Official Zoning Map, which should bear the adoption date of this Ordinance and the words “Official Zoning Map,” shall be retained in the Borough Building.
- B. Map Changes. Changes to the boundaries and districts of the Official Zoning Map shall only be made in conformity with the amendment procedures specified in the State Municipalities Planning Code. All changes should be noted by date with a brief description of the nature of the change, either on the map or within an appendix to this Ordinance.
- C. Replacement Map. If the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of changes and additions, or needs to have drafting errors or omissions corrected, Borough Council may, by resolution, adopt a new copy of the Official Zoning Map which shall supersede the prior Official Zoning Map. Unless the prior Official Zoning Map has been lost or has been totally destroyed, the prior map or any remaining parts shall be preserved together with all available records pertaining to its previous adoption or amendment.

304. DISTRICT BOUNDARIES. The following rules shall apply where uncertainty exists as to boundaries of any district as shown on the Zoning Map.

- A. District boundary lines are intended to follow or be parallel to the center line of street rights-of-way, streams and railroads, and lot lines as they existed on a recorded deed or plan of record in the County Recorder of Deeds’ office at the time of the adoption of this ordinance, unless such district boundary lines are fixed by dimensions as shown on the Official Zoning Map.
- B. Where a district boundary is not fixed by dimensions and where it approximately follows lot lines, such boundary shall be construed to follow such lot lines unless specifically shown otherwise.
- C. The location of a district boundary on un-subdivided land or where a district boundary divides a lot shall be determined by the use of the scale appearing on the Zoning Map unless indicated otherwise by dimensions.
- D. Where a municipal boundary divides a lot, the minimum lot area shall be regulated by the municipality in which the principal use(s) are located, unless otherwise provided by applicable case law. The land area within each municipality shall be regulated by the use regulations and other applicable regulations of each municipality.

305. SETBACKS ACROSS MUNICIPAL BOUNDARIES.

- A. Intent. To continue the objective of compatible land uses across municipal boundaries.
- B. This Ordinance requires additional setbacks and the provision of buffer yards when certain uses would abut an existing dwelling or a residential zoning district. These same additional setback and buffer yard provisions shall be provided by uses proposed within Riverside Borough regardless of whether such abutting existing dwelling or principally residential zoning district is located in an abutting municipality and/or in Riverside Borough.

306. TABLE OF ALLOWED USES IN EACH ZONING DISTRICT.

- A. For the purposes of this Section 306, the following abbreviations shall have the following meanings:
 - P = Permitted by right use (zoning decision by Zoning Officer)
 - SE = Special exception use (zoning decision by Zoning Hearing Board)
 - C = Conditional use (zoning decision by Borough Council)
 - N = Not Permitted
 - (S. 402) = See Additional Requirements in Section 402
 - (S. 403) = See Additional Requirements in Section 403
- B. Unless otherwise provided by State or Federal law or specifically stated in this Ordinance (including Section 105.B.), any land or structure shall only be used or occupied for a use specifically listed in this Ordinance as permitted in the zoning district where the land or structure is located. Such uses shall only be permitted if the use complies with all other requirements of this Ordinance.

See Section 105.B. which generally provides a process for approval of a use that is not listed - based upon similarity to permitted uses and other criteria. Except as provided in such Section 105.B., any other principal use that is not specifically listed as P, C or SE in the applicable district in this table is prohibited in that district.

For temporary uses, see Section 103.

306.B.1 Allowed Uses in Primarily Residential Zoning Districts

The MHP Manufactured Home Park Overlay District shall have the same requirements as the A-R district, except that the areas within the MHP Overlay District shall also allow Manufactured Home Parks as a special exception use, if the application meets the additional requirements for such use in Section 402.

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS			
	R-M	R-S	R-S1	A-R
a. RESIDENTIAL USES				
Single Family Detached Dwelling: (Note - Manufactured/mobile homes shall also meet the additional requirements of Section 402)	P	P	P	P
Twin Dwelling (side-by-side)	P	P	N	N
Townhouse (Rowhouse) (S. 402)	P	N	N	N
Apartments (S. 402), not including conversions of an existing building:				
- Only 2 Dwelling Units in a Building ("Duplex")	P	N	N	N
- 3 or More Dwelling Units in a Building	P	N	N	N
Manufactured/Mobile Home Park (S. 402) This use shall be only allowed, by special exception, in the MHP overlay district.	N	N	N	N
Boarding House (includes Rooming House) (S. 402)	N	N	N	N
Group Home within a lawful existing dwelling unit (S.402), not including a Treatment Center	P	P	P	P
Conversion of an Existing Building to Result in an Increased Number of Dwelling Units (See also "Unit for Care of Relative" under Accessory Uses)	P	N	N	N
b. COMMERCIAL USES				
Bed and Breakfast Inn (S. 402)	N	SE	N	SE
Camp (S. 402), not including Recreational Vehicle Campground	N	N	N	SE
Communications Tower/Antennae, Commercial (S. 402)				
- Meeting Section 402.A.15.a. pertaining to antenna placed on certain existing structures	P	P	P	P
- Antennae/tower that does not meet Section 402.A.15.a. (such as freestanding towers)	N	N	N	SE

- P = Permitted by use right (zoning decision by Zoning Officer)
- SE = Special exception use (zoning decision by Zoning Hearing Board)
- C = Conditional use (zoning decision by Borough Council)
- N = Not permitted
- (S. 402) = See Additional Requirements in Section 402
- (S. 403) = See Additional Requirements in Section 403

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS			
	R-M	R-S	R-S1	A-R
b. COMMERCIAL USES (Cont.)				
Golf Course(S. 402), with minimum lot area of 50 acres	P	N	P	P
Kennel (S. 402)	N	N	N	C
Plant Nursery or Tree Farm, with any on-site retail sales limited to trees and shrubs primarily grown on the premises, and with a 5% maximum building coverage and a 2 acre minimum lot area	P	P	P	P
c. INSTITUTIONAL / SEMI-PUBLIC USES				
Cemetery (not including Crematorium) (S. 402)	P	P	P	P
Church - See Place of Worship below				
College or University - Educational & Support Bldgs. (other than environmental education center)	N	N	N	N
Community Recreation Center or Library	N	P	N	N
Cultural Center or Museum	N	P	N	N
Day Care Center, Adult (S. 402)	N	C	N	N
Day Care Center, Child (S. 402)	N	C	N	N
(See also as an accessory use in this table, provisions in Section 402 for a Place of Worship)				
Emergency Services Station	C	C	C	C
Hunting and Fishing Club, with a 5% maximum building coverage in a residential district. This term shall not include uses listed separately in this Section 306.	P	P	P	P
Membership Club meeting and non-commercial recreational facilities, provided that an “After Hours Club”, “Tavern” or uses listed separately in this Section 306 shall only be allowed if so listed in this table and if the requirements for that use are also met.	N	N	N	C
Nursing Home or Personal Care Home/Assisted Living (S. 402)	C	C	C	C
Place of Worship (S. 402) (includes Church)	C	C	C	C
School, Public or Private, Primary or Secondary (S. 402)	P	P	P	P

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TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS			
	R-M	R-S	R-S1	A-R
d. PUBLIC/SEMI-PUBLIC				
Borough Government Uses, other than uses listed separately in this Section 306	P	P	P	P
Government Facility, other than uses listed separately in this Section 306	C	C	C	C
Publicly Owned or Operated Recreation Park or non-motorized Recreation Trail	C	C	C	C
Public Utility Facility (See also Section 114) other than uses listed separately in this Section 306	C	C	C	C
Swimming Pool, Non-household (S. 402)	N	N	N	C
U.S. Postal Service Facility, which may include a leased facility	N	P	N	C
e. ACCESSORY USES				
See list of additional permitted uses in Section 306.C., such as “Residential Accessory Structure or Use”				
See Additional Requirements in Section 403 for Specific Accessory Uses				
Composting, in addition to materials generated on-site which is permitted by right in all districts (S. 403)	N	N	N	C
Day Care Center accessory to and on the same lot as an existing lawful Place of Worship	P	P	P	P
Day Care (S. 403) as accessory to a dwelling:				
– Day care of a maximum of 3 adults or youth, in addition to “Relatives” of the caregiver	P	P	P	P
– Group Day Care Home (7 to 12 children)	SE	SE	N	P
– Family Day Care Home (4 to 6 children)	P	P	SE	SE
Farm-Related Business (S. 403) **	N	N	N	C
Home Occupation, <i>Major</i> (S. 403)	SE	SE	SE	SE
Home Occupation, <i>Minor</i> (S. 403)	P	P	P	P
Retail Sales of Agricultural Products (S. 403)	P	P	P	P
Stable, Household (S. 403)	N	N	N	P
Target practice for firearms by a resident or owner of a lot of greater than 2 acres	N	N	N	C
Temporary Retail Sales - Shall only occur if allowed by Section 103.G.				

** = See standards in Section 403. Some Farm-Related Businesses are permitted by right.

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TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS			
	R-M	R-S	R-S1	A-R
<u>e. ACCESSORY USES (Cont.)</u>				
Unit for Care of Relative (S. 403), except special exception approval shall be required if a new detached building will be constructed or placed on the lot.	P	P	P	P
<u>f. MISCELLANEOUS USES</u>				
Crop Farming	P	P	P	P
Wholesale Greenhouses	C	C	C	C
Forestry (includes Timber Harvesting (S. 402)	P	P	P	P
Groundwater or Spring Water Withdrawal, averaging more than 100,000 gallons per day removed from a tract for off-site consumption (S. 402) (Not including on-site beverage bottling)	C	C	C	C
Nature Preserve or Environmental Education Center, with a 10 acre minimum lot area for any use involving a principal building	N	N	P	P
Parking Lot for Carpooling	N	N	N	N
Parking Lot as the Principal Use of a Lot	N	N	N	N
Livestock or Poultry, Raising of (S. 402)				
– Not Intensive	C	C	C	C
– Intensive	C	C	C	C
Sewage Sludge/Biosolids, Land Application of (S. 403)	C	C	C	C
Sewage Treatment Plant	C	C	C	C
Stable, Non-Household (S. 402; includes horse-riding academy) (See also "Pets in Section 403)	N	N	N	P
Wind turbines				
- Maximum of 1 Wind turbine per lot, as an accessory use (S. 403)	P	P	P	P
- Other wind turbines, such as 2 or more Wind turbines per lot (S. 402)	N	N	N	C
All Uses that will be unable to comply with the performance standards of this ordinance. See the “Environmental Protection” requirements of Article 5	N	N	N	N

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306.B.2 Allowed Uses in Primarily Business Zoning Districts

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS		
	C	LI	I
a. RESIDENTIAL USES			
Single Family Detached Dwelling (Note - Manufactured/mobile homes shall meet the additional requirements of Section 402)	P	P	N
Twin Dwelling (side-by-side)	N	N	N
Townhouse (Rowhouse) (S. 402)	N	N	N
Apartments (S. 402), not including conversions of an existing building:			
- Only 2 Dwelling Units in a Building ("Duplex")	P	N	N
- 3 or More Dwelling Units in a Building	N	N	N
Boarding House (includes Rooming House) (S. 402)	C	N	N
Group Home within a lawful existing dwelling unit (S.402), not including a Treatment Center	C	C	C
Conversion of an Existing Building to Result in an Increased Number of Dwelling Units (See also "Unit for Care of Relative" under Accessory Uses)	C	N	N
Manufactured/Mobile Home Park (S. 402)	N	N	N
b. COMMERCIAL USES			
Adult Use (S. 402)	N	N	C
After Hours Club (Note - This use is effectively prohibited by State Act 219 of 1990)	N	N	N
Airport (S. 402) (see also "Heliport")	N	N	C
Amusement Arcade	P	N	N
Amusement Park or Water Park	C	N	N
Animal Cemetery (S. 402)	P	P	N
Auditorium (Commercial), Arena, Performing Arts Center or Exhibition-Trade Show Center	N	P	P
Auto Repair Garage or Auto Service Station (S. 402)	C	N	N
Auto, Boat or Mobile/Manufactured Home Sales (S. 402)	P	N	N
Bakery, Retail	P	P	N
Bed and Breakfast Inn (S. 402)	P	P	P
Betting Use, in compliance with State law	N	N	C
Beverage Distributor (wholesale and/or retail)	P	N	N
Bus Maintenance or Storage Yard	N	P	P
Camp (S. 402), other than Recreational Vehicle Campground	C	P	P

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TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS		
	C	LI	I
b. COMMERCIAL USES (Cont.)			
Campground, Recreational Vehicle (S. 402), which may include an accessory camp store that is primarily for use by campers	N	P	P
Car Wash (S. 402)	P	P	P
Catering, Custom, for Off-Site Consumption	P	P	P
Communications Tower/Antennae, Commercial (S. 402)			
– Meeting Section 402.A.15.a. pertaining to antenna placed on certain existing structures	P	P	P
– Antennae/tower that does not meet Section 402.A.15.a. (such as freestanding towers) Note - Section 402.A.15 also allows towers serving emergency services stations	N	C	C
Conference Center	P	P	P
Construction Company or Tradesperson's Headquarters (including but not limited to landscaping, building trades or janitorial contractor). See also as Home Occupation. Accessory outdoor storage shall be permitted provided it meets the screening requirements of Section 803.	P*	P	P
Crafts or Artisan's Studio (see also as Home Occupation)	P	P	P
Custom Printing, Copying, Faxing, Mailing or Courier Service	P	P	P
Exercise Club	P	P	P
Financial Institution (S. 402; includes banks), with any “Drive-through” facilities meeting Section 403	P	P	P
Flea Market/ Auction House	P	P	P
Funeral Home (S. 402)	P	P	P
Garden Center, Retail (see also “Wholesale Greenhouses”)	P	P	P
Gas Station - See Auto Service Station			
Golf Course (S. 402), with a minimum lot area of 25 acres	P	P	P
Heliport (S. 402)	N	N	C
Horse-Riding Academy - See Stable under Miscellaneous Uses			
Hotel or Motel (S. 402)	P	P	P
Kennel (S. 402)	N	C	C
Laundromat	P	P	P
Laundry, Commercial or Industrial	N	P	P
Lumber Yard	P	P	P
Motor Vehicle Racetrack (S. 402)	N	N	C
Nightclub (S. 402)	N	N	C
Office (May include medical labs, see also Home Occupations)	P	P	P

* A maximum of 20 percent of the lot may be covered with outdoor storage.

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TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS		
	C	LI	I
b. COMMERCIAL USES (Cont.)			
Pawn Shop	N	N	P
Personal Services (includes tailoring, custom dressmaking, haircutting/styling, drycleaning, shoe repair, “massage therapy, certified” and closely similar uses) (See also Home Occupation)	P	P	P
Picnic Grove, Private (S. 402)	C	P	P
Plant Nursery (other than a Retail Garden Center)	P	P	P
Propane Retail Distributor, with a maximum storage capacity of 100,000 cubic feet and a 150 feet minimum setback between any storage or dispensing facilities and any residential district, and with fire company review.	N	C	C
Recording Studio, Music	P	P	P
Recreation, Commercial Indoor (S. 402) (includes bowling alley, roller or ice skating rink, batting practice, and closely similar uses); other than uses listed separately in this Section 306	P	P	P
Recreation, Commercial Outdoor (including miniature golf course, golf driving range, archery, paintball and closely similar uses); other than uses listed separately in this Section 306	P	P	P
Repair Service, Household Appliance	P	P	P
Restaurant or Banquet Hall (S. 402)			
– with drive-through service (S. 403)	P	N	N
– without drive-through service	P	P	P
Retail Store (not including uses listed individually in this Section 306) or Shopping Center	P	N	P
– Any drive-through service shall meet the requirements of Section 403 for Drive-through service and shall only be allowed in the C District.			
Self-Storage Development (S. 402)	N	N	P
Target Range, Firearms			
– Limited to use by residents or owners of a lot and their occasional guests	N	P	P
– Completely indoor and enclosed	N	P	P
– Other than above (S. 402)	N	N	C
Tattoo or Body Piercing Establishment (other than temporary tattoos or ear piercing, which are personal service uses)	N	N	P
Tavern which may include a State-licensed micro-brewery (not including an After Hours Club or Nightclub)	C	N	N
Theater, Indoor Movie, other than an Adult Use	P	P	N

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	C	LI	I
b. COMMERCIAL USES (Cont.)			
Trade/ Hobby School	P	P	P
Veterinarian Office (S. 402)	P	P	P
Wholesale Sales - see under Industrial Uses			
c. INSTITUTIONAL/ SEMI-PUBLIC USES			
Cemetery (see Crematorium listed separately)	P	P	P
College or University - Educational and Support Buildings	P	P	P
Community Recreation Center (limited to a government sponsored or non-profit facility) or Library	P	P	P
Crematorium	N	N	C
Cultural Center or Museum	P	P	P
Day Care Center, Adult (S. 402)	P	P	P
Day Care Center, Child (S. 402) (See also as an accessory use)	P	P	P
Dormitory as accessory to a college, university or school	N	N	N
Emergency Services Station	P	P	P
Hospital or Surgery Center	P	P	P
Hunting and Fishing Club. This term shall not include uses listed separately in this Section 306.	N	P	P
Membership Club meeting and non-commercial recreational facilities, provided that an “After Hours Club”, “Tavern” or uses listed separately in this Section 306 shall only be allowed if so listed in this table and if the requirements for that use are also met.	P	P	P
Nursing Home or Personal Care Home/Assisted Living(S. 402)	C	P	P
Place of Worship (S. 402) (includes Church)	P	P	P
School, Public or Private, Primary or Secondary (S.402)	P	P	P
Treatment Center (S. 402)	N	N	C
d. PUBLIC/SEMI-PUBLIC			
Borough Government Uses, other than uses listed separately in this Section 306	P	P	P
Government Facility, other than uses listed separately in this Section 306	C	C	C
Prison or Similar Correctional Institution	N	N	C
Publicly Owned or Operated Recreation Park or Non-Motorized Recreation Trail	P	P	P
Public Utility Facility (See also Section 114) other than uses listed separately in this Section 306	C	P	P
Swimming Pool, Non-household (S. 402)	P	P	P
U.S. Postal Service Facility, which may include a leased facility	P	P	P

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TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS		
	C	LI	I
<u>e. INDUSTRIAL USES</u>			
Asphalt Plant	N	N	C
Assembly or Finishing of Products Using Materials Produced Elsewhere (such as products from plastics manufactured off-site)	N	P	P
Building Supplies and Building Materials, Wholesale Sales of	N	P	P
Distribution as a principal use or a Trucking Company Terminal	N	N	P
Industrial Equipment Sales, Rental and Service, other than vehicles primarily intended to be operated on public streets	N	P	P
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N
Junk Yard (S. 402)	N	N	C
Liquid Fuel Storage, Bulk, for off-site distribution, other than: auto service station, retail propane distributor as listed separately, pre-packaged sales or fuel tanks for company vehicles	N	N	C
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:			
– Agricultural Chemicals, Fertilizers or Pesticides	N	N	C
– Apparel, Textiles, Shoes and Apparel Accessories (see also Crafts Studio)	N	P	P
– Cement Manufacture	N	N	C
– Ceramics Products (other than Crafts Studio)	N	P	P
– Chemical Products, other than pharmaceuticals and types listed separately	N	N	C
– Clay, Brick, Tile and Refractory Products	N	P	P
– Computers and Electronic and Microelectronic Products	N	P	P
– Concrete, Cement, Lime and Gypsum Products, other than actual manufacture of cement	N	P	P
– Electrical Equipment, Appliances and Components	N	P	P
– Explosives, Fireworks or Ammunition	N	N	C
– Fabricated Metal Products (except Explosives, Fireworks or Ammunition)	N	P	P
– Food and Beverage Products, at an industrial scale as opposed to a clearly retail scale, including but not limited to processing, bottling and related trucking of water removed from a site (not including uses listed individually in this Section 306)	N	P	P

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	C	LI	I
e. INDUSTRIAL USES (Cont.)			
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:			
– Gaskets	N	P	P
– Glass and Glass Products (other than Crafts Studio)	N	P	P
– Incineration, Reduction, Distillation, Storage or Dumping of Slaughterhouse Refuse, Rancid Fats, Garbage, Dead Animals or Offal (other than within an approved solid waste facility)	N	N	N
– Jewelry and Silverware	N	P	P
– Leather and Allied Products (other than Crafts Studio or Tannery)	N	P	P
– Machine Shop	N	P	P
– Machinery	N	P	P
– Manufactured or Modular Housing Manufacture	N	P	P
– Medical Equipment and Supplies	N	P	P
– Metal Products, Primary	N	N	P
– Mineral Products, Non-metallic (other than Mineral Extraction)	N	P	C
– Paper and Paper Products (including recycling, but not including manufacture of raw paper pulp)	N	P	P
– Paper - Raw Pulp	N	N	C
– Paving Materials, other than bulk manufacture of asphalt	N	N	C
– Pharmaceuticals and Medicines	N	P	P
– Plastics, Polymers, Resins, Vinyl, Coatings, Cleaning Compounds, Soaps, Adhesives, Sealants, Printing Ink or Photographic Film	N	C	C
– Products from Previously Manufactured Materials, such as glass, leather, plastics, cellophane, fiberglass, textiles, rubber or synthetic rubber	N	P	P
– Roofing Materials and Asphalt Saturated Materials or Natural or Synthetic Rubber	N	C	P
– Scientific, Electronic and Other Precision Instruments	N	P	P
– Sporting Goods, Toys, Games, Musical Instruments or Sign Manufacture	N	P	P
– Transportation Equipment	N	P	P
– Wood Products and Furniture (not including raw paper pulp)	N	P	P
– See Section 105 for uses that are not listed			

- P = Permitted by use right (zoning decision by Zoning Officer)
 SE = Special exception use (zoning decision by Zoning Hearing Board)
 C = Conditional use (zoning decision by Borough Council)
 N = Not permitted
 (S. 402) = See Additional Requirements in Section 402
 (S. 403) = See Additional Requirements in Section 403

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS		
	C	LI	I
<u>e. INDUSTRIAL USES (Cont.)</u>			
Mineral Extraction (S. 402) and related processing, stock-piling and storage of materials removed from the site	N	C	C
Packaging	N	P	P
Package Delivery Services Distribution Center	N	C	C
Petroleum Refining	N	N	C
Printing or Bookbinding	N	P	P
Recycling Center, Bulk Processing, provided all operations of an industrial scale occur within an enclosed building	N	C	P
Research and Development, Engineering or Testing Facility or Laboratory (other than medical laboratories, which is considered an office use)	N	P	P
Sawmill/ Planing Mill	N	P	P
Slaughterhouse, Stockyard or Tannery, with a 350 feet minimum setback from all lot lines	N	N	N
Solid Waste Landfill (S. 402)	N	N	C
Solid Waste Transfer or Waste to Energy Facility(S. 402)	N	N	C
Trucking Company Terminal (S. 402)	N	N	C
Warehousing or Storage as a principal use	N	C	P
Warehousing or Storage as an on-site accessory use	N	P	P
Welding	N	P	P
Wholesale Sales (other than Motor Vehicles)	N	P	P
<u>f. ACCESSORY USES</u>			
See list of additional permitted uses in Section 306.C., such as “Residential Accessory Structure or Use”			
See Additional Requirements in Section 403 for Specific Accessory Uses			
Bus Shelter (S. 403)	P	P	P
Composting (S. 403), other than materials generated on-site which are permitted by right	N	C	C
Day Care Center accessory to and on the same lot as an existing lawful Place of Worship	P	P	P
Day Care (S. 403) as accessory to a dwelling:			
– Day care of a maximum of 3 adults or youth, in addition to “Relatives” of the caregiver	C	P	P
– Group Day Care Home	C	P	P
– Family Day Care Home	C	P	P

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 N = Not permitted
 (S. 402) = See Additional Requirements in Section 402
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TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS		
	C	LI	I
<u>f. ACCESSORY USES (Cont.)</u>			
Farm-Related Business (S. 403)	N	P	P
Home Occupation, General (S. 403)	P	P	P
Home Occupation, Minor (S. 403)	P	P	P
Outdoor Storage and Display as accessory to a business use, which shall also comply with Sections 403, 803 and 804	P	P	P
Retail Sales of Agricultural Products (S. 403)	P	P	P
Temporary Retail Sales - See Section 103.G.	P	P	P
Unit for Care of Relative (S. 403)	P	P	P
<u>g. MISCELLANEOUS USES</u>			
Crop Farming and Wholesale Greenhouses	P	P	P
Forestry (includes Timber Harvesting) (S. 402)	P	P	P
Groundwater or Spring Water Withdrawal, averaging more than 100,000 gallons per day removed from a tract for off-site consumption (S. 402) (See also requirements for food and beverage bottling and processing under Industrial Uses)	C	C	C
Nature Preserve or Environmental Education Center	P	P	P
Parking Lot or Structure:			
– As a principal use that primarily serves tractor-trailer trucks or trailers	N	N	P
– Other	P	P	P
Livestock or Poultry, Raising of (S. 402):			
– Intensive	C	C	P
– Not Intensive	C	C	P
Sewage Sludge/Biosolids, Land Application of (S. 403)	C	C	C
Sewage Treatment Plant	C	C	C
Stable, Non-Household (S. 402; includes horse-riding academy)	C	C	C
Wind turbine (S. 403)			
– maximum of 1 per lot as an accessory use (S. 403)	C	P	P
– other wind turbines, such as 2 or more per lot (S. 402)	N	C	C
All Uses that will be unable to comply with the “Environmental Protection” requirements of Article 5 shall be prohibited in all districts	N	N	N

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 SE = Special exception use (zoning decision by Zoning Hearing Board)
 C = Conditional use (zoning decision by Borough Council)
 N = Not permitted
 (S. 402) = See Additional Requirements in Section 402
 (S. 403) = See Additional Requirements in Section 403

306.C. Permitted Accessory Uses in All Districts. An accessory use of a dwelling is only permitted if such use is customarily incidental to the residential use and is specifically permitted by this Ordinance. The following are permitted by right as accessory uses to a lawful principal use in all districts, within the requirements of Section 403 and all other requirements of this Ordinance:

1. Standard Antennae, including antennae used by contractors to communicate with their own vehicles*
2. Fence* or Wall*
3. Garage, Household
4. Garage Sale*
5. Pets, Keeping of*
6. Parking or Loading, Off-Street, only to serve a use that is permitted in that district
7. Recreational Facilities, limited to use by: residents of a development or students at a primary or secondary school or center for the care and treatment of youth, and their occasional invited guests
8. Residential accessory structure (see definition in Article 2) *
9. Signs, as permitted by Article 7
10. Swimming Pool, Household *
11. Such other accessory use or structure that the applicant proves to the satisfaction of the Zoning Officer is clearly customary and incidental to a permitted by right, special exception or conditional principal use.

* See standard for each in Section 403.

306.D. Permitted Accessory Uses to Business and Institutional Uses. The following are permitted by right accessory uses only to a permitted by right, special exception or conditional commercial, industrial or institutional use, provided that all requirements of this Ordinance are met:

1. Storage of fuels for on-site use or to fuel company vehicles
2. The following accessory uses, provided that the use is clearly limited to employees, patients, residents and families of employees of the use and their occasional invited guests:
 - a. Internal cafeteria without drive-through service,
 - b. Day care center or
 - c. Recreational facilities.
3. Bus Shelters meeting Section 403.
4. Automatic Transaction Machine
5. Storage sheds meeting the requirements of Section 307.A.

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307. DIMENSIONAL REQUIREMENTS IN EACH DISTRICT.

307.A. The following area, yard and building requirements shall apply for the specified zoning district, unless a more restrictive requirement for a specific use is required by Sections 402 or 403 or another section of this Ordinance. All measurements shall be in feet unless otherwise stated. See definitions of terms (such as lot width) in Section 202. Each dwelling unit and each principal building shall be served by Borough-approved central sewage service, unless the dimensional requirements of the A-R district are met per dwelling unit.

Zoning District: Type of Use	Min. Lot Area (sq.ft.) (Note E)	Min. Lot Width Measured at Min. Building Setback Line (ft.)	Min. Front Yard Setback (ft.) (Note D)	Min. Rear Yard Setback (ft.) **	Min. Side Yard Setback ** (each) (ft.)	Maximum Percent Building Coverage (Note F)	Maximum Percent Impervious Coverage (Note F)
<p>1. A-R Agricultural-Residential District:</p> <p>All dwellings shall have a minimum principal building width and length of 18 feet (not including unenclosed structured), except within an allowed manufactured home park.</p>	40,000	150	40	50	30	20%	30%
<p>2. R-S1 Residential - Single Family 1 District:</p> <p>All new principal buildings shall have a minimum building width of 18 feet, not including unenclosed structures, unless a more restrictive requirement applies.</p>	15,000	100	30	30	15 each	30%	50%

Zoning District: Type of Use	Min. Lot Area (sq.ft.) (Note E)	Min. Lot Width Measured at Min. Building Setback Line (ft.)	Min. Front Yard Setback (ft.) (Note D)	Min. Rear Yard Setback (ft.) **	Min. Side Yard Setback ** (each) (ft.)	Maximum Percent Building Coverage (Note F)	Maximum Percent Impervious Coverage (Note F)
<p>3. R-S Residential - Single Family District: a) Single family detached dwelling: b) Twin dwelling unit (side-by-side), with each dwelling unit required to be on its own lot</p> <p>c) Other allowed principal use</p> <p>Each principal building of a dwelling shall have a minimum building width of 18 feet and a minimum length of 18 feet (not including unenclosed structures).</p>	<p>a) 15,000 b) 9,000 per dwelling unit.</p> <p>c) 15,000</p>	<p>a) 100 b) 60 per dwelling unit (Note B)</p> <p>c) 100</p>	<p>All uses: 30</p>	<p>All uses: 30</p>	<p>a) 10 b) 8, except 0 at the shared lot line of lawfully attached dwellings c) 15</p>	<p>All uses: 50%</p>	<p>All uses: 60%</p>
<p>4. R-M Medium Density Residential District: a) Single family detached dwelling: b) Twin dwelling unit (side-by-side)</p> <p>c) Townhouse.</p> <p>d) Duplex or Other Apartment Dwellings, provided that any lot that includes 4 or more apartment dwelling units shall require a minimum lot area of 40,000 square feet.</p> <p>e) Other allowed principal use</p>	<p>a) 4,000 b) and c) Minimum average lot area of 5,000 per dwelling unit for the tract (Note C). d) Minimum average lot area of 4,000 per dwelling unit for the tract (Note C), (Note G). e) 10,000</p>	<p>a) 25 (Note B) b) 25 per dwelling unit (Note B) c) 20 per interior dwelling unit, and 35 for unit on a corner lot (Note B) d) 100 (Note B) e) 60</p>	<p>All uses: 25</p>	<p>All uses: 25</p>	<p>a) 8 b) 8 c) 15, except 0 at the shared lot line of lawfully attached dwellings d) 15 e) 15</p>	<p>All uses: 60%</p>	<p>All uses: 70%</p>

Zoning District: Type of Use	Min. Lot Area (sq.ft.) (Note E)	Min. Lot Width Measured at Min. Building Setback Line (ft.)	Min. Front Yard Setback (ft.) (Note D)	Min. Rear Yard Setback (ft.) **	Min. Side Yard Setback ** (each) (ft.)	Maximum Percent Building Coverage (Note F)	Maximum Percent Impervious Coverage (Note F)
<p>5. MHP Manufactured Home Park Overlay District: The regulations of the underlying zoning district shall apply, except that for Manufactured Home Parks: a) the additional requirements for such use shall be met as provided in Section 402, and b) the maximum building coverage shall be 40%, and c) the maximum impervious coverage shall be 60%.</p>							
<p>6. C Commercial District: a) Allowed residential uses - The requirements of the R-M district shall apply instead of the requirements of the C District. b) Other Allowed Uses</p>	b) 8,500	b) 50	b) 30	b) 30	b) 10 (Note A)	All uses: 60%	All uses: 90%

Zoning District: Type of Use	Min. Lot Area (sq.ft.) (Note E)	Min. Lot Width Measured at Min. Building Setback Line (ft.)	Min. Front Yard Setback (ft.) (Note D)	Min. Rear Yard Setback (ft.) **	Min. Side Yard Setback ** (each) (ft.)	Maximum Percent Building Coverage (Note F)	Maximum Percent Impervious Coverage (Note F)
7. LI Light Industrial District and I Industrial District: Allowed Use	40,000	150	30, except 50 if across the street from a dwelling in a residential district	30 (Note A)	20 (Note A)	60% in the I district and 50% in the LI district	80% in the I district and 70% in the LI district

Section 307.A. Continued: Notes for the Above Table:

Corner lot setbacks - see Section 803.B.

** = The following exceptions shall apply:

- For accessory structures and uses, see Section 307.C. below.
- Structures shall not obstruct minimum sight clearance at intersections.
- See Section 803.B. pertaining to Corner Lots.
- See Section 806 regarding extension of nonconforming setbacks.
- See Section 803 regarding permitted reductions in setbacks to reflect average setbacks of adjacent buildings.

(Note A) = Except 30 feet minimum side yard for a principal business from a lot in a residential district. The side or rear yard of a principal business from a lot in a residential district shall be increased to 80 feet for any building area or land area used for manufacturing or an industrial tractor-trailer truck loading space from such a lot.

(Note B) = If 2 or more side-by-side off-street parking spaces are located in the front yard of a townhouse or if garage door(s) for 2 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 percent of the land area between the front of each townhouse or twin dwelling and the street right-of-way line shall be used for vehicle parking and driveways.

(Note C) = The average density is based upon gross acreage. 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 twin and townhouse dwelling unit 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 average lot area: right-of-way of proposed streets and alleys, 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.
- See also the applicable standards in Section 402, which may require common open space for townhouses and apartments.

(Note D) = Setbacks shall be measured from the street right-of-way that will exist after the development is completed. An unenclosed front porch or deck may intrude up to 10 feet into the minimum front yard. This porch or deck may be covered by a roof. Steps and stoops may also intrude into this setback.

(Note E) = See natural feature regulations in Section 308. See text at the beginning of Section 307 if a lot will not be served by central sewage service.

(Note F) = For townhouses, apartments and twin dwellings, 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 G) = The minimum average lot area per apartment dwelling shall be reduced to 1,500 square feet if a lot will include 6 or more dwelling units, and each dwelling unit will be restricted to occupancy by at least one person age 62 or older or a person with physical disabilities, and there is no occupancy by any person under age 18 years old for more than 30 days per calendar year.

Abbreviations: sq. ft. = square feet; min. = minimum; max. = maximum; ft. = feet

307.B. Height. Except as provided in Section 802, or as specified otherwise in this Ordinance for a particular use, the following maximum structure height shall apply in all zoning districts:

1. An accessory building shall have a maximum height of 25 feet, unless it meets the minimum setbacks for a principal building, in which case the maximum height for a principal building shall apply.
2. In the LI and I districts, a maximum building height of 60 feet shall apply, provided that any building of more than 38 feet height is setback a minimum of 60 feet from a residentially zoned lot.
3. The maximum height for any other structure shall be 3 stories or 38 feet, whichever is more restrictive.
4. See also the Airport Approach regulations in Article 9, which may restrict structures to a lower height in areas used by aircraft to approach a runway.

307.C. Accessory Structures and Uses.

1. Accessory structures and uses shall meet the minimum yard setbacks provided for in Section 307.A., unless otherwise provided for in this Ordinance, including this Section 307.C.
2. For a permitted detached structure that is accessory to a dwelling(s), the minimum rear yard shall be 10 feet and the minimum side yard shall be 5 feet, except a minimum yard of 10 feet shall apply from a street right-of-way along the side of a corner lot. The following exceptions apply:
 - a. A side yard setback is not required for a structure that is accessory to a dwelling from a lot line along which two dwellings are attached (such as a lot line shared by semi-detached dwellings). However, such structure shall still meet the minimum side yard on a lot line where the dwellings are not attached.
 - b. A residential porch or deck that is unenclosed may extend a maximum of 15 feet into the required rear setback. Such porch or deck may be covered by a roof or awning. Space under an unenclosed porch may be used for household storage. See Note D above considering front yard setbacks.
 - c. See Section 403 for swimming pools.
3. No accessory building and no swimming pool shall be allowed in the minimum front yard.
4. In any case, an existing lawful accessory building may be replaced with a new accessory building provided it is built on the same location covering the same footprint.
5. If an accessory use is attached to a principal building (such as a garage built onto the side of a home), the principal setbacks shall apply.

307.D. Rear Yard Abutting a Street. If a new principal building is constructed with its rear lot line abutting a public street, a row of landscaping shall be placed between such street and the rear yard, and any fencing shall be placed on the inside of such landscaping. This requirement shall not apply where the landscaping would interfere with required sight distances or a vehicle driveway or garage.

308. WETLANDS AND WATERWAY CONSERVATION.

308.A. Wetland Studies. It shall be the responsibility of each applicant to determine whether land areas proposed for alteration meet the Federal or State definition of a wetland prior to submittal of development plans to the Borough. If the Zoning Officer has reason to believe that wetlands may be present on a site proposed for development or subdivision, the Zoning Officer may require that the applicant provide a suitable wetland delineation study prepared by a qualified professional.

308.B. Wetland and Lake Setbacks. A minimum setback of 20 feet shall be required between any new principal building for which a construction permit is issued after the effective date of this Ordinance and any "wetland" or natural lake or pond.

308.C. Setback from Waterways. No new principal building, no new off-street parking spaces and no new commercial or industrial outdoor storage shall be allowed within 75 feet from the average water level of the Susquehanna River or Kipps Creek. Where trees and other natural vegetation are removed within this setback, they shall be replaced with new trees and vegetation that serve the same environmental purposes.

309. DESIGN GUIDELINES. The following advisory guidelines should be considered in the design of new construction, additions and exterior alterations, particularly in the older parts of the R-S and C districts.

- 309.A. Vehicle parking and any garage doors should be placed to the rear of buildings as opposed to between buildings and the street. Where rear parking is not practical, then parking should be provided to the side of a building. Where a driveway needs to enter from the front, the garage should be setback further from the street than the house, and the driveway should be as narrow as practical through the front yard.
- 309.B. New construction should have a front yard setback that is similar to adjacent older buildings.
- 309.C. On historic buildings, modern additions and features should be placed towards the rear of the property.
- 309.D. New construction should have rooflines that are similar to adjacent older buildings. Flat roofs should be avoided, except when a decorative cornice is used. Where a pitched roof is not practical, then the roof should at least appear to have angles and a pitch when viewed from the street.
- 309.E. On sides visible from a street, new construction should use building materials that are similar to appearance of older buildings, such as decorative masonry.
- 309.F. Blank walls without door and window openings should be avoided along a street.
- 309.G. Parking. See Sections 601.B. and 602.F. which allow some flexibility in parking requirements. Shared parking among property owners and businesses is encouraged where adequate parking spaces exist for shared usage. Landscaping should be used to buffer parking lots from streets.
- 309.H. Pedestrians. Pedestrian traffic should be separated from major vehicle routes. Developments should be designed in such a way as to be inviting for pedestrian traffic. The development should not be surrounded by parking lots and driveways, but should be placed on the site in such a way that it relates to adjacent properties and streets.
- 309.I. Porches. Existing older porches should be maintained and new porches should be considered on the front of new buildings.
- 309.J. Site Features. Parking areas, garages or storage buildings (particularly the prefabricated metal type) should not be built near the front or in areas visible from the street.
- 309.K. Fences. Chain-link metal fences should be avoided in the front yard. Picket or ornamental fences are encouraged. Solid wooden or vinyl plank fences should be placed in rear and side yards only. Highway-style metal guide rails should not be used.
- 309.L. Utilities. New utilities should be placed underground. Where that is not practical, they should be placed in less visible parts of the site. For example, new utility lines should be extended from the rear of the property instead of the front.
- 309.M. HVAC. Commercial HVAC systems should be screened from view from the front of a lot using walls, fencing, roof elements or landscaping. Noise or odor producing ventilation equipment should be placed as far away from dwellings as is feasible.
- 309.N. Fire Escapes. New exterior fire escapes should not be constructed on the front facade of a building.

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