

ARTICLE VIII

"D" RESIDENTIAL DISTRICT REGULATIONS

Section 8.1 Purpose

The purpose of the "D" Residential District is to provide for a variety of single and multi-family residential opportunities at increased densities in appropriate areas of the Borough.

Section 8.2 Permitted Uses

A lot or parcel may be used and a building or structure may be erected and used for any of the following purposes:

8.2.1 Principal Uses:

- A. Single family detached dwellings.
- B. Planned Residential Developments with single or multi-family structures (see Article XI).
- C. Agricultural uses limited to the raising of grain crops, fruits and vegetables, dairy farming and the raising of livestock.
- D. Public and private recreation facilities.
- E. Single mobile or modular homes erected on a permanent foundation.
- F. Municipal services including emergency services.

8.2.2 Accessory Uses:

- A. Structures used for agricultural related activities.
- B. Swimming pools.
- C. Private court game facilities.
- D. Residential storage sheds not to exceed one hundred and fifty (150) square feet.
- E. Residential garages for the storage of privately owned vehicles or boats.
- F. Home occupations.
- G. Carriage House:
 - (1) Such house shall be no greater in gross square footage than the principal residential use.
 - (2) There shall be in addition to the lot area required for the principal residential use, land sufficient in area to comprise a minimum lot upon which the accessory residential use is located.

- (3) No more than one (1) such carriage house may be accommodated on any one recorded parcel upon which a principal residential use is located.
- (4) Occupants of said accessory residential use shall be limited to family members and/or household employees.

Section 8.3 Conditional Uses

A lot or parcel may be used and a building or structure may be erected and used for any of the following purposes, subject to the granting of a conditional use pursuant to procedures established by this ordinance.

- 8.3.1 Essential Services (facilities or utilities) and structures incidental to those uses. A buffer yard, fifteen feet (15') in width, within which a planted screen consisting of fifty percent to fifty percent (50%-50%) of evergreens and deciduous trees of at least six feet (6') in height planted at ten foot (10') intervals shall be required along all lot boundary lines abutting existing developed lots or parcels.
- 8.3.2 Mobile Home Parks subject to the following conditions:
 - A. A traffic impact analysis shall be provided which projects traffic volumes generated by this use and its impact on intersections within a half (.5) mile radius.
 - B. A buffer yard, a minimum of fifteen feet (15') in width and within which a planted screen consisting of fifty percent to fifty percent (50%-50%) of evergreens and deciduous trees of at least six feet (6') in height planted at ten foot (10') intervals shall be required along the perimeter of all lot boundary lines.
 - C. Copies of all required State and/or County licenses for operation of this use shall be filed annually with the Borough Secretary.
 - D. Mobile Home Parks shall be serviced by public sanitary sewer and water distribution systems.
 - E. Individual lots shall be a minimum of five thousand (5,000) square feet in area.
 - F. Individual lot widths shall be a minimum of fifty feet (50').
- 8.3.3 Public or private schools subject to the following conditions:
 - A. A traffic impact analyses shall be provided which identifies projected traffic volumes and the impact on intersections within one-half (.5) miles of the school and identify peak hours of usage.
 - B. Any exterior play area shall be located a minimum of one hundred feet (100') from the closest property line.
 - C. Exterior lighting shall be provided through the use of sharp cut-off luminaries only.

D. A utilities adequacy report shall be submitted which provides for water and sanitary sewerage at capacities designed to accommodate the maximum number of occupants.

8.3.4 Place of worship subject to the following conditions:

- A. A traffic impact analyses shall be provided which identifies projected traffic volumes and peak hours of usage.
- B. Any exterior play area shall be located a minimum of one hundred feet (100') from the closest property line.
- C. Exterior lighting shall be provided through the use of sharp cut-off luminaries only.

8.3.5 Cemeteries when such use is adjacent to a place of worship.

Section 8.4 Lot Area, Yard and Height Requirements - Permitted Uses (Except PRD - See Article XI)

8.4.1 All permitted uses shall be conducted on lots with a minimum area of twenty one thousand seven hundred and eighty (21,780) square feet (1/2 acre), except for Planned Residential Developments which require a minimum area of ten (10) acres.

8.4.2 Yard dimensions: Required yards shall be measured as follows:

- A. Front yard - thirty-five feet (35') from right-of-way line.
- B. Side yard - twenty feet (20') from the closest point of the abutting property line.
- C. Rear yard - twenty feet (20') from the rear property line or right-of-way line.

8.4.3 Minimum Frontage at the right-of-way line - Forty feet (40').

8.4.4 Lot Width - eighty feet (80') at the building line.

8.4.5 Building Height - Permitted and conditional uses and structures - maximum thirty five feet (35').

8.4.6 Lot Coverage (Bulk): No structure or combination of structures shall be permitted to exceed forty percent (40%) of the gross lot area.

Section 8.5 Lot Area, Yard and Height Requirements - Conditional Uses (except PRD - see Article XI)

8.5.1 All conditional uses shall be conducted on lots with a minimum area of forty three thousand five hundred sixty (43,560) square feet (1 acre).

8.5.2 Mobile Home Parks require a minimum area of ten (10) acres.

8.5.3 Yard Dimensions: Required yards shall be measured as follows:

- A. Front yard - thirty-five feet (35') from right-of-way line.
- B. Side yard - twenty feet (20') from the closest point of the abutting property line.

- C. Rear yard - twenty feet (20') from the rear property line or right-of-way line.
- 8.5.4 Minimum frontage at the right-of-way line - Forty feet (40').
- 8.5.5 Lot Width - Eighty feet (80') at the building line except Mobile Home Park lots - Fifty feet (50').
- 8.5.6 Building Height: See Section 8.4.5.
- 8.5.7 Lot Coverage (Bulk): No structure or combination of structures, including sidewalks, driveways, and parking areas shall be permitted to exceed sixty percent (60%) of the gross lot area.

Section 8.6 Performance Standards

Environmental impact standards for the "D" Residential District are contained in Article IV.

Section 8.7 Parking Requirements

Each parking space shall have a minimum dimension of nine feet (9') wide and eighteen feet (18') deep, exclusive of driveways or access aisles.

- 8.7.1 Single Family Detached Dwellings - two (2) spaces per unit, including space in the driveway.
- 8.7.2 Multi-family uses (PRD) - two (2) spaces per unit.
- 8.7.3 Non-Commercial Recreation - one (1) space for each two (2) persons accommodated at peak usage.
- 8.7.4 Places of worship - one (1) space for each four (4) persons capable of being seated in the main assembly area.
- 8.7.5 Municipal services including emergency services - one (1) space for each four hundred (400) square feet of gross floor area.
- 8.7.6 Essential services - as needed.
- 8.7.7 Mobile homes - two (2) spaces per unit.
- 8.7.8 Public or private schools - one (1) space for each classroom plus one (1) space for each three hundred (300) square feet of cafeteria area.

