

Part 4**RESIDENTIAL TOWN DISTRICT****§ 27-401. Purpose of the Residential Town District. [Ord. No. 688, 6/4/2018]**

The purpose of the Residential Town District is to provide or preserve areas in the Borough for primarily residential development uses served by both public water and sewer systems and other urban amenities. A variety of residential types to serve a range of household size and income shall be encouraged provided that design considerations are made to ensure maintenance of the existing neighborhood character. Nonresidential development shall be limited to types that are supportive and in harmony with the residential character of the neighborhood.

§ 27-402. Use Regulations for the Residential Town District. [Ord. No. 688, 6/4/2018]**1. Permitted Uses.**

Accessory use or structure (see supplemental regulation in Part 14)

Communications antennas and equipment buildings (see supplemental regulations in Part 15)

Communication tower height less than 100 feet. (see supplemental regulations in Part 15)

Cultivation of crops (no zoning permit required)

Dwelling, garden - detached/attached

Dwelling, single-family detached

Dwelling, two-family

Essential service (no zoning permit required)

Family based group home (see supplemental regulations in Part 15)

Family day-care home (see supplemental regulation for home occupations in Part 15)

Forestry activities (no zoning permit required)

Home occupation (see supplemental regulations in Part 15)

No impact home-based business

2. Special Exception Uses (Reserved)**3. Conditional Uses (criteria found in Part 15). [Amended by Ord. No. 701, 11/9/2020]**

Bed-and-breakfast inn

Day-care center

Dwelling, multiple-family

Dwelling, townhouse

Funeral home

Group care facility

Impact home-based business
Nursing or retirement home, assisted living facility
Professional office
Public or semi-public use, public service facility
Recreational vehicle park

§ 27-403. Height and Coverage Regulations. [Ord. No. 688, 6/4/2018]

1. Maximum building coverage: 25% of lot area.
2. Maximum impervious surface: 35% of lot area.
3. Maximum building height: 35 feet.

§ 27-404. Density, Area and Dimension Standards. [Ord. No. 688, 6/4/2018]

1. Single-Family Detached Dwellings, Bed-and-Breakfast Inn, Family Based Group Home, and Family Day-Care Home, Professional Offices.

A. Minimum lot area:

- (1) On-lot sewer and water: one acre (43,560 square feet.)
- (2) Public sewer or public water: 30,000 square feet.
- (3) Public sewer and public water: 10,000 square feet.

B. Minimum lot width:

- (1) On-lot sewer and water: 150 feet.
- (2) Public sewer or public water: 100 feet.
- (3) Public sewer and public water: 80 feet.

C. Minimum building lines:

- (1) Front: 20 feet or average of adjoining lots if the average is less than 20 feet.
- (2) Side: 10 feet.
- (3) Rear: for lots one acre or larger in size: 25 feet.
- (4) Rear: for lots less than one acre in size: 15 feet.

D. Maximum ratio of lot depth to width: 3:1.

2. Two-Family Dwellings.

A. Minimum lot area:

- (1) Public sewer or water: one acre (43,560 square feet.)

- (2) Public sewer and public water: 20,000 square feet.
- B. Minimum lot width:
 - (1) Public sewer or water: 160 feet.
 - (2) Public sewer and public water: 80 feet.
- C. Minimum building lines:
 - (1) Front: 20 feet or average of adjoining lots if the average is less than 20 feet.
 - (2) Side: 10 feet.
 - (3) Rear: 25 feet.
- D. Maximum ratio of lot depth to width: 3:1.
- 3. Townhouses and Garden Dwellings - attached.
 - A. Minimum lot area for townhouse development: two acres.
 - B. Maximum gross density: five dwelling units per acre.
 - C. Minimum lot width for townhouse development: 300 feet.
 - D. Minimum building lines:
 - (1) Front: 30 feet.
 - (2) Side to property line: 20 feet.
 - (3) Side between units: zero.
 - (4) Side between buildings: 100 feet.
 - (5) Rear: 25 feet.
 - E. Minimum Lot Area and Width Per Townhouse/Garden Unit.

Bedrooms	Minimum Lot Area Per Unit (square feet)	Minimum Lot Width (feet)
1	1,600	18
2	1,800	20
3	2,000	22
4	2,200	24
5	2,400	26

- F. Water and Sewage Facilities. The development must be served by public water and public sewage facilities.

4. Multiple-Family Dwelling or Nursing or Retirement Home, Assisted Living Facility.
 - A. Minimum lot area: two acres.
 - B. Maximum gross density: five dwelling units per acre.
 - C. Minimum lot width: 300 feet.
 - D. Minimum building lines:
 - (1) Front: 50 feet.
 - (2) Side: 20 feet.
 - (3) Rear: 30 feet.
 - E. Minimum building separation: 100 feet.
 - F. Water and Sewage Facilities. The development must be served by public water and public sewage facilities.
5. Day-Care Center; Group Care Facility; Funeral Home; Public or Semi-Public Use or Public Service Facility.
 - A. Minimum lot area: 30,000 square feet.
 - B. Minimum lot width: 150 feet.
 - C. Minimum building lines:
 - (1) Front: 50 feet.
 - (2) Side: 20 feet.
 - (3) Rear: 25 feet.
 - D. Maximum ratio of lot depth to width: 3:1.

§ 27-405. Design Criteria for New and Expanded Structures. [Ord. No. 688, 6/4/2018]

1. Minimum Roof Pitch (use one of the following criteria).
 - A. Minimum 7/12 roof pitch;
 - B. Average of principal structure roofs of adjoining structures; or
 - C. Average of principal structure roofs in block (across the street and on the same side of street within the block).
2. Building Orientation - Front To Side Ratio of Principal Structure (use one of the following criteria).
 - A. Shall not exceed two (front): three (side);
 - B. Average of adjoining principal structures; or

- C. Average of principal structures in block.
- 3. Front Building Facade (use one of the following criteria).
 - A. Facing street;
 - B. Use type of front facade of adjoining structure; or
 - C. Use type of front facade prevalent within the block.
- 4. Parking Areas. Parking areas shall be to one side and toward the rear of the principal structure or lot.