

Part 5**HISTORIC RESIDENTIAL DISTRICT****§ 27-501. Purpose of the Historic Residential District. [Ord. No. 688, 6/4/2018]**

The Historic Residential District corresponds to the residential portion of the nominated Federal Register Historic District for the Borough. It is a unique area of the Borough where the land use pattern is predominately two-story, single-family structures on relatively narrow lots. New and renovated structures and lots shall generally conform to the standards and design criteria specified in this article to insure a degree of compatibility within lots, thus insuring the public safety and welfare of the district. The utility network and other urban amenities are already in place for the district. A variety of residential types to serve a range of household size and income shall be encouraged provided that the appearance of the neighborhood is maintained. Great care is required in establishing new nonresidential uses to insure that they are supportive and in harmony with the residential character of the neighborhood.

§ 27-502. Use Regulations for the Historic Residential 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)

Dwelling, garden — detached

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); and

No impact home-based business

2. Special Exception Uses (Reserved)**3. Conditional Uses** (criteria found in Part 15).

Bed-and-breakfast inn

Day-care center

Dwelling, multiple-family

Funeral home

Group care facility
Impact home-based business
Indoor recreation/entertainment facility
Nursing or retirement home, assisted living facility
Parking lot or parking garage (see supplemental regulations in Part 14 for off-street parking and loading)
Professional office
Public or semi-public use, public service facility

§ 27-503. Height and Coverage Regulations. [Ord. No. 688, 6/4/2018]

1. Maximum building coverage: 33% of lot area.
2. Maximum impervious surface: 45% of lot area.
3. Maximum building height: 35 feet.

§ 27-504. Density, Area and Dimension Standards. [Ord. No. 688, 6/4/2018]

1. Single Family Detached Dwellings, Bed-and-Breakfast Inn.
 - A. Minimum lot area, public sewer and public water: 9,000 square feet.
 - B. Minimum lot width, public sewer and public water: 70 feet.
 - C. Minimum building lines:
 - (1) Front: 20 feet or average of adjoining lots if the average is less than 20 feet.
 - (2) Side, in aggregate: 16 feet/one side six feet.
 - (3) Rear: 15 feet.
 - D. Maximum ratio of lot depth to width: 3:1.
2. Day-Care Center; Group Care Facility; Funeral Home; Indoor Recreation/Entertainment Facility; Multiple-Family Dwelling; Professional Office; Public or Semi-Public Use or Public Service Facility; Two-Family Dwellings.
 - A. Minimum lot area, public sewer and public water: 30,000 square feet.
 - B. Minimum lot width, 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.

3. Nursing or Retirement Home, Assisted Living Facility.
 - A. Minimum lot area: one acre.
 - B. Minimum lot width: 100 feet.
 - C. Minimum building lines:
 - (1) Front: 20 feet or average of adjoining lots if the average is less than 20 feet.
 - (2) Side: 20 feet.
 - (3) Rear: 30 feet.
 - D. Maximum ratio of lot depth to width: 3:1.
 - E. Minimum building separation: 50 feet.
 - F. Water and Sewage Facilities. The project must be served by public water and public sewage facilities.

§ 27-505. Design Criteria for New and Renovated Structures. [Ord. No. 688, 6/4/2018]

1. Number of Stories for Principal Structures (use one of the following criteria).
 - A. Shall be minimum of two stories and not exceed 2 1/2 stories;
 - B. Match number of stories of an adjoining structure; or
 - C. Use number of stories of 3/4 of structures within the block.
2. 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).
3. 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.
4. Front Building Facade (use one of the following criteria).
 - A. Facing street;
 - B. Use type of front facade of adjoining structure;

- C. Use type of front facade prevalent within the block.
- 5. Parking Areas. Parking areas shall be to one side and toward the rear of the principal structure or lot.