

**STATEMENTS OF PURPOSE AND INTENT  
FOR THE DISTRICTS**

The RS Residential Subdivision District.--It is the purpose of this District to establish areas composed of residential properties of a suburban character on lands in the Borough most logically suited for this type of development, both physically and locationally. Requirements for this District are designed to protect and stabilize the essential characteristics of these areas and to promote and encourage a suitable and safe environment for family life. The requirements are designed to encourage the installation of public sewer facilities by permitting a higher density of development if public facilities are provided. More spacious lots are required if public facilities are not immediately available.

The VC Village Center District.--This District is established and specifically structured to accommodate higher density residential uses and those retail sales and services that are considered to be essential to the functions of residential neighborhoods. Commercial facilities permitted in this District are generally required by a family at intervals of a week or less.

The HC Highway Commercial District.--This District is established to accommodate those retail and business activities that serve a regional market and are not normally part of a shopping center development and those activities that require merchandising oriented to the highway user.

**TABLE OF DIMENSIONAL REQUIREMENTS  
FOR PRINCIPAL AND ACCESSORY USES  
PERMITTED BY RIGHT**

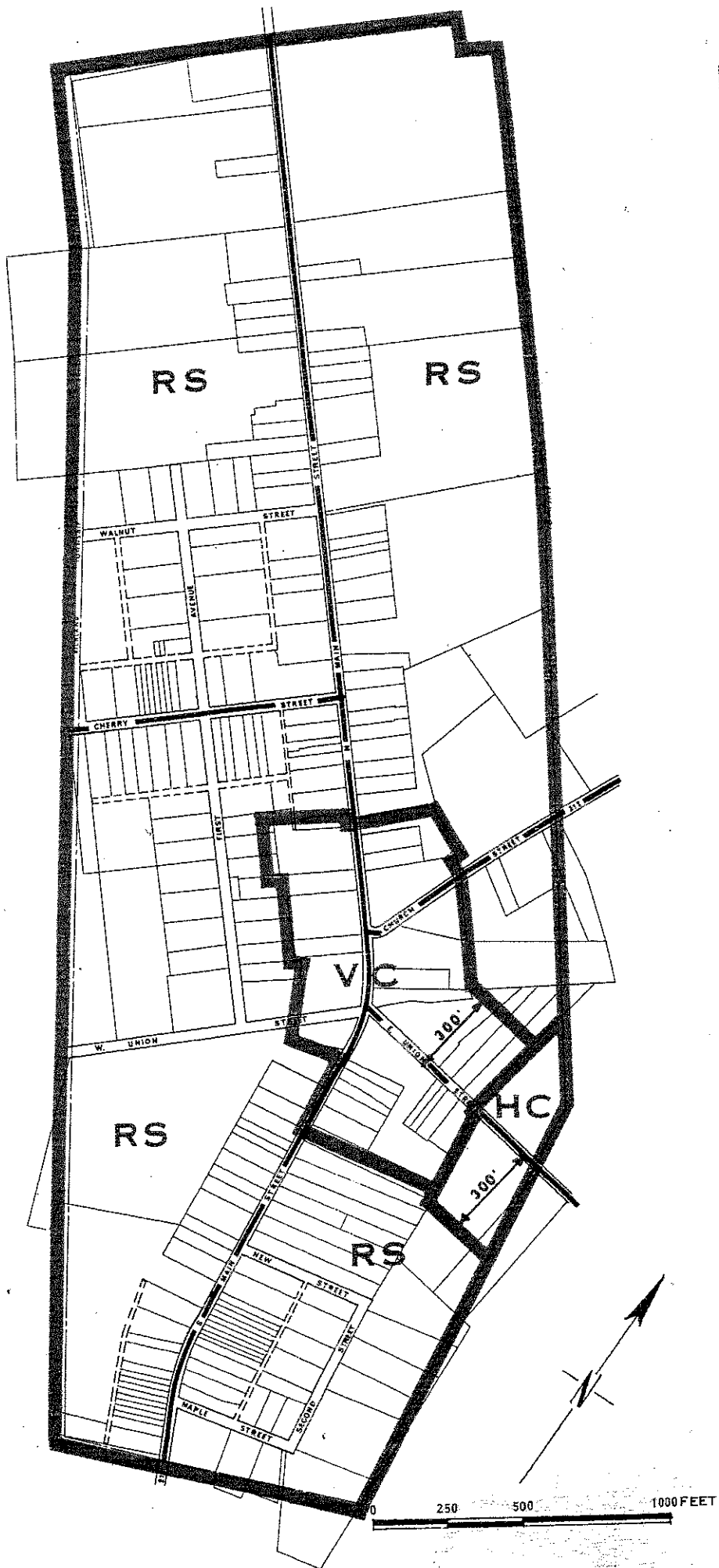
District	Minimum Lot Size	Minimum Lot Width (ft.)	Maximum Building Coverage	Maximum Height (feet)	Minimum Yards (feet) (each)		
					Front	Side	Rear
RS	1 acre 20,000 sq.ft. <sup>2</sup>	150	15%	35	50 <sup>4</sup>	25	50
		100	20%	35	35 <sup>4</sup>	15	35
VC	1 acre 13,500 sq.ft. <sup>2</sup>	150	15%	40	50 <sup>4</sup>	25	50
		80	30%	40	35 <sup>4</sup>	15	35
HC	1 acre 20,000 sq.ft. <sup>2</sup>	200	25%	40	75	20 <sup>3</sup>	35 <sup>3</sup>
		100	25%	40	50	20 <sup>3</sup>	35 <sup>3</sup>

<sup>1</sup>In accordance with Section 120(b) of this Ordinance, any municipal Subdivision Regulations or other applicable regulations which require a minimum lot size larger than those indicated herein shall take precedence.

<sup>2</sup>With off-lot sewerage system.

<sup>3</sup>No structure or use except off-street parking shall be less than fifty (50) feet from any Residential District boundary line.

<sup>4</sup>See Section 561 for additional requirements.



# SUMMARY OF PERMITTED LAND USES BY DISTRICT

The table indicates the land uses that would be permitted in each of the three recommended Zoning Districts:

P - Permitted      N - Not Permitted      C - Permitted after review and recommendation by the Planning Commission and approval by the Borough Council

## RECOMMENDED LAND USE

### RESIDENTIAL USES

	RS	VC	HC
One-family detached dwelling	P	P	N
One-family attached dwelling (townhouse)	P	P	N
Single-family semi-detached dwelling; twin dwelling	P	N	N
Multi-family detached dwelling; (duplex dwelling)	P	N	N
Conversions	C	C	C
Multiple-Family Dwelling	N	P	N
Rooming House	P	P	N
Mobile Home	P	P	N

### INSTITUTIONAL, RECREATIONAL, AND EDUCATIONAL

Cemeteries	P	P	P
Churches, including convents, parish houses and other housing for religious personnel	P	P	N
Schools, including religious and non-sectarian denominational, private or public schools, not conducted as a private gainful business	P	P	N
Library	P	P	P
Public building owned or operated by the Borough	P	P	P
Public recreational facility owned or operated by an agency of the Borough or other government	P	P	N
Private club, operated for members only and not for profit	N	P	P
Nursing Home	P	P	N

### OFFICE USE

Medical Office	N	P	P
Veterinarian	N	P	P
Bank or other financial institution	N	P	P
Business, professional, or governmental office	N	P	P

### COMMERCIAL USES

Shops and stores for the sale of antiques, books, beverages, confections, drugs, dry goods, flowers, foodstuffs, gifts, garden supplies, hardware, household appliances, jewelry, notions, periodicals, stationery, tobacco, paint, and wearing apparel.	N	P	P
Personal services, including barber shop, beauty parlor, laundry or cleaning agency, self-service laundry and wearing apparel.	N	P	P
Restaurant or other place for the sale and consumption of food and beverages, but without drive-in service (service at table or counter facilities only).	N	P	P
Restaurant or other place for the sale and consumption of food and beverages with drive-in service.	N	N	P
Repair shop for appliances, watches, guns, bicycles, locks	N	P	P
Mortuary or funeral home	N	P	P
Public Entertainment Facilities	N	C	P
Gasoline Service Station	N	P	P
Automotive Sales, including sale and rental of automobiles, trucks, farm equipment, trailers and boats	N	N	P
Automotive Repair and Car Washing Facilities, not including storage of automobiles and other vehicles not in operating condition.	N	N	P

### UTILITIES

Fire Station	P	P	P
Utility Station, including electric substations, pumping stations, automatic telephone exchanges, micro-relay stations and the like.	P	P	P
Parking Lot, as a primary use of the land.	P	P	P

### INDUSTRIAL USES

Manufacturing, including the production, processing, cleaning, testing, and distribution of materials, goods, foodstuffs, and other products	N	C	P
Warehousing, including wholesale business	N	N	P
Printing, publishing, binding	N	C	P
Truck Terminal	N	N	P
Contractor's office and storage, such as building, cement, electrical, heating, plumbing, masonry, painting and roofing	N	N	P
Lumber yard	N	N	C
Upholsterer or cabinetmaker	N	N	P
Mill, where grain, lumber and similar products are processed.	N	N	C

### ACCESSORY USES

Home Occupation	P	P	P
Accessory Uses. Including but not limited to non-commercial greenhouses, toolshed, private garage, swimming pool, or similar accessory structure and other accessory uses customarily incidental to a permitted use and not normally conducted as an independent principal use, provided that any use accessory to a use permitted only under a conditional use shall be established only if and as provided in such conditional use.	P	P	P
Drive-in stand not exceeding four hundred (400) square feet of gross floor area for the sale of farm, nursery, or greenhouse products primarily produced on the premises where offered for sale.	P	P	P
Off-street parking subject to the provisions and requirements of Article VIII	P	P	P
Signs subject to the provisions and requirements of Article VII	C	C	C
Principal uses as accessory uses. If any principal use listed in this table is proposed as an accessory use to another permitted principal use, permission to establish such proposed accessory use shall be granted as a Conditional Use subject to the requirements of Section 410 (b).			