

## ARTICLE VII

### "C" RESIDENTIAL DISTRICT REGULATIONS

#### Section 7.1 Purpose

The purpose of the "C" Residential District is to provide for moderate density residential opportunities in appropriate areas of the Borough.

#### Section 7.2 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:

##### 7.2.1 Principal Uses:

- A. Agricultural Uses, limited to the raising of grain crops, fruit and vegetables, dairy farming and the raising of livestock.
- B. Single-family detached dwellings.
- C. Planned Residential Developments with single family detached dwellings.

##### 7.2.2 Accessory Uses:

- A. Structures used for agricultural related activities.
- B. Swimming pools.
- C. Residential storage sheds.
- D. Residential garages for the storage of privately owned vehicles or boats.
- E. Home occupations.
- F. 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 7.3 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.

- 7.3.1 Municipal services including emergency services.
- 7.3.2 Public or private recreation subject to the following conditions.
  - A. Buffer yards, 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 all lot boundary lines abutting existing developed lots or parcels.
  - B. A traffic impact analysis shall be provided which identifies projected traffic volumes and peak hours of usage.
- 7.3.3 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.
- 7.3.4 Cemeteries when such use is adjacent to a place of worship.

### Section 7.4 Lot Area, Yard and Height Requirements - Permitted Uses

- 7.4.1 All permitted principal uses shall be conducted on lots with a minimum area of forty-three thousand five hundred and sixty (43,560) square feet (one acre).
- 7.4.2 Yard Dimensions: Required yards shall be measured as follows:
  - A. Front yard - fifty feet (50') from the right-of-way line.
  - B. Side yard - twenty-five feet (25') from the closest point of the abutting property line.
  - C. Rear yard - twenty-five feet (25') from the closest point of the rear property line or right-of-way line.
- 7.4.3 Minimum Frontage at the right-of-way line - Fifty feet (50').
- 7.4.4 Lot Width: One hundred and fifty feet (150') at the building line.
- 7.4.5 Building Height: Permitted and conditional uses and structures, maximum thirty five feet (35').

- 7.4.6 Lot Coverage (Bulk): No structure or combination of structures, including sidewalks, driveways, and impervious parking areas, shall be permitted to exceed twenty percent (20%) of the gross lot area.

**Section 7.5 Lot Area, Yard and Height Requirements - Conditional Uses**

- 7.5.1 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).
- 7.5.2 Yard Dimensions: Required yards shall be measured as follows:
- A. Front Yard - Fifty feet (50') from the right-of-way line.
  - B. Side Yard - Fifty feet (50') from the closest point of the abutting property line.
  - C. Rear Yard - Fifty feet (50') from the closest point of the rear property line or right-of-way line.
- 7.5.3 Minimum Frontage at the right-of-way line - Fifty feet (50').
- 7.5.4 Lot Width - One hundred and fifty feet (150') at the building line.
- 7.5.5 Building Height: See Section 7.4.5.
- 7.5.6 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 7.6 Performance Standards**

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

**Section 7.7 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. Parking requirements for those uses classified as conditional shall be determined by the Borough Council at the time of conditional use approval.

- 7.7.1 Single-family Detached Dwellings - two (2) spaces per unit, including space in the driveway.
- 7.7.2 Agricultural Uses - as needed.
- 7.7.3 Public or Private Recreation - one (1) space for each two (2) persons accommodated at peak usage.
- 7.7.4 Places of worship - one (1) space for each four (4) persons capable of being seated in the main assembly area.
- 7.7.5 Cemeteries - as needed.
- 7.7.6 Public or Private schools:
- A. Elementary School: One (1) off-street parking space for each faculty members and employee plus one (1) space per two (2) classrooms and offices.

- B. Junior High School: One (1) off-street parking space for each faculty member and employee plus one (1) space per two (2) classrooms and offices.
- C. Senior High School: One (1) off-street parking space per faculty member and employee plus one (1) space per ten (10) students of projected building capacity.

