

ARTICLE 3 DISTRICTS

301. DESIGNATION OF DISTRICTS AND PURPOSES.

- A. For the purpose of this Ordinance, the Borough of Bowmanstown is hereby divided into the following zoning districts:

- OSR Open Space Residential District
- R-1 Low Density Residential District
- R-2 Medium Density Residential District
- R-3 Medium High Density Residential District
- TC Town Center District
- C Commercial District

- B. For the purposes of this Ordinance, the zoning districts named in Section 301.A. shall be of the number, size, shape and location shown on the "Official Zoning Map." Any use of the abbreviations listed in Section 301.A. shall mean the district name that is listed beside the abbreviation.

- C. Floodplain. The Floodplain Area, as defined by the Borough Floodplain Ordinance, shall serve as an overlay area to all of the underlying districts.

- D. Purposes of Each District. The purposes of each zoning district are summarized below:

OSR - To provide for single family homes and outdoor recreation uses in a manner that carefully relates to the slopes and other natural features of the site. To avoid potential erosion and stormwater management problems that could result from improper development.

R-1 - To primarily provide for single family detached homes at a low density, while protecting these areas from incompatible uses.

R-2 - To primarily provide for single homes, side-by-side twin homes and townhouses at a moderate density, while protecting these areas from incompatible uses.

R-3 - To provide for a mix of housing types at a medium high density, while protecting these areas from incompatible uses.

TC - To provide for light commercial uses (such as offices, retail stores and personal services) that are compatible with nearby homes and the character of the downtown. To also provide for residential uses at a moderate density.

C - To provide for a range of light industrial and commercial uses in a manner that is compatible with nearby homes. To avoid providing for the heaviest uses in recognition of the fact that all potential locations within Bowmanstown Borough would be within close proximity to homes either within Bowmanstown or adjacent municipalities.

302. APPLICATION OF DISTRICT REGULATIONS.

- A. The regulations set by this Ordinance shall apply uniformly to each class or kind of structure or land, except as provided for in this Ordinance.
- B. No structure shall hereafter be erected, used, constructed, reconstructed, structurally altered or occupied and no land shall hereafter be used, developed or occupied unless it is in conformity with the regulations herein specified for the use and district in which it is located.
- C. No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.
- D. Boundary Change. Any territory which may hereafter become part of the Borough through annexation or a boundary adjustment shall be classified as the zoning district of the Borough that is mostly closely adjacent to such land (as determined by the Zoning Hearing Board) until or unless such territory is otherwise classified by Borough Council.

303. ZONING MAP.

- A. A map entitled "Bowmanstown Borough Zoning Map" accompanies this Ordinance and is declared a part of this Ordinance. The Official Zoning Map, which should bear the adoption date of this Ordinance and the words "Official Zoning Map," shall be retained in the Borough Building.
- B. Map Changes. Changes to the boundaries and districts of the Official Zoning Map shall only be made in conformity with the amendment procedures specified in the PA. Municipalities Planning Code. All changes should be noted by date with a brief description of the nature of the change, either on the map or within an appendix to this Ordinance.
- C. Replacement Map. If the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of changes and additions, or needs to have drafting errors or omissions corrected, Borough Council may, by resolution, adopt a new copy of the Official Zoning Map which shall supersede the prior Official Zoning Map. Unless the prior Official Zoning Map has been lost or has been totally destroyed, the prior map or any remaining parts shall be preserved together with all available records pertaining to its previous adoption or amendment.

304. DISTRICT BOUNDARIES. The following rules shall apply where uncertainty exists as to boundaries of any district as shown on the Zoning Map.

- A. District boundary lines are intended to follow or be parallel to the center line of street rights-of-way, streams and railroads, and lot lines as they existed on a recorded deed or plan of record in the County Recorder of Deeds' office at the time of the adoption of this ordinance, unless such district boundary lines are fixed by dimensions as shown on the Official Zoning Map.
- B. Where a district boundary is not fixed by dimensions and where it approximately follows lot lines, such boundary shall be construed to follow such lot lines unless specifically shown otherwise.
- C. The location of a district boundary on un-subdivided land or where a district boundary divides a lot shall be determined by the use of the scale appearing on the maps unless the same is indicated by dimensions.
- D. Interpretation of Boundaries - See Section 105.C.
- E. Where a municipal boundary divides a lot, the minimum lot area shall be regulated by the municipality in which the principal use(s) are located, unless otherwise provided by applicable case law.

305. SETBACKS ACROSS MUNICIPAL BOUNDARIES.

- A. Intent - To continue the objective of compatible land uses across municipal boundaries.
- B. This Ordinance requires additional setbacks and the provision of buffer yards when certain uses would abut an existing dwelling or a residential zoning district.
- C. These same additional setback and buffer yard provisions shall be provided by uses proposed within Bowmanstown Borough regardless of whether such abutting existing dwelling or principally residential zoning district is located in an abutting municipality and/or in Bowmanstown.

306. TABLE OF PERMITTED USES BY DISTRICT.

- A. For the purposes of this Section 306, the following abbreviations shall have the following meanings:

P=	Permitted by right (zoning decision by Zoning Officer)
SE =	Special exception use (decision by Zoning Hearing Board)
N=	Not Permitted
(S. 402) =	See Additional Requirements in Section 402
(S. 403) =	See Additional Requirements in Section 403

- B. Unless otherwise provided by law or specifically stated in this Ordinance (including Section 105.B.), any land or structure shall only be used or occupied for a use specifically listed in this Ordinance as permitted in the zoning district where the land or structure is located. Such uses shall only be permitted if the use complies with all other requirements of this Ordinance.

See Section 105.B. which generally provides a process for approval of a use that is not listed -based upon similarity to permitted *uses* and other criteria. Except as provided in such Section 105.B., any other principal use that is not specifically listed as P or SE in the applicable district in this table is prohibited in that district.

For temporary uses, see Section 103.

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS					
	OSR	R-1	R-2	R-3	TC	C
RESIDENTIAL USES						
Single Family Detached Dwelling (including manufactured/mobile home [S. 402])	P	P	P	P	P	P
Twin Dwelling, side-by-side, with each dwelling unit on its own lot	N	N	P	P	P	P
Townhouse/ Rowhouse (S. 402)	N	N	P	P	P	P
Apartments (S. 402)	N	N	N	P	P	P
Manufactured/Mobile Home Park (S. 402)	N	N	N	SE	N	N
Boarding or Rooming House (S. 402)	N	N	N	SE	SE	SE
Group Home within a lawful existing dwelling unit (S.402), not including a Treatment Center	P	P	p	p	p	P
Conversion of an Existing Building into 1 or More Dwelling Units (S. 402)	N	N	SE*	SE	SE	SE
One Dwelling Unit within a Permitted Principal Non-Residential Building	N	N	N	N	P	P
COMMERCIAL USES						
Adult Bookstore, Adult Movie Theater, Adult Live Entertainment Use or Massage Parlor (S. 402) - Prohibited in all districts because of close proximity of existing and proposed dwellings, day care centers, parks, recreation trails, places of worship and residential districts within Bowmanstown or adjacent municipalities, as found in the Palmerton Area Comprehensive Plan	N	N	N	N	N	N
After Hours Club- prohibited by State Act 219 of 1990	N	N	N	N	N	N
Amusement Park	N	N	N	N	N	P
Auto Repair Garage or Service Station (S. 402)	N	N	N	N	SE	P
Auto, Boat or Mobile/Manufactured Home Sales (S. 402)	N	N	N	N	N	P
Bakery	N	N	N	N	P	P
Bed and Breakfast Inn (S. 402)	N	N	SE	SE	P	P
Beverage Distributor, which may include retail and/or wholesale sales	N	N	N	N	P	P
Campground or Camp (S. 402)	SE	N	N	N	N	N
Car Wash (S. 402)	N	N	N	N	N	P
Commercial Indoor Recreation (S. 402) (includes bowling alley, roller or ice skating, batting practice, amusement arcade and closely similar uses)	N	N	N	N	N	P
Commercial Outdoor Recreation (including miniature golf course, golf driving range, commercial boating and fishing lake, and closely similar uses)	SE	N	N	N	N	P

P = Permitted by right (zoning decision by Zoning Officer)

SE = Special exception use (decision by Zoning Hearing Board)

N = Not Permitted

(S. 402) = See Additional Requirements in Section 402

(S. 403) = See Additional Requirements in Section 403

* Limited to a building that included a minimum of 3,000 square feet of indoor floor area prior to the adoption of this Ordinance.

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS					
	OSR	R-1	R-2	R-3	TC	C
COMMERCIAL USES (Cont.)						
Communication Tower/Antenna, Commercial (S. 402)	SE	N	N	N	N	SE
Construction Company, Tradesperson's Headquarters or Storage or Landscape Contractor (see also as Home Occupation)	N	N	N	N	P*	P
Convenience Store	N	N	N	N	P***	P
Crafts or Artisan's Studio (see also as Home Occupation)	N	N	N	N	P	P
Custom Printing, Photocopying, Faxing, Mailing or Courier Service	N	N	N	N	P	P
Exercise Club	N	N	N	N	P	P
Financial Institution (S. 402), with or without drive-thru	N	N	N	N	P	P
Flea Market/Commercial Auction House	N	N	N	N	P	P
Funeral Home (S. 402), not including a crematorium	N	N	N	N	P	P
Greenhouse or Garden Center	N	N	N	N	P	P
Kennel (S. 402)	SE	N	N	N	N	N
Laundromat	N	N	N	N	P	P
Laundry, Commercial or Industrial	N	N	N	N	N	P
Lumber Yard	N	N	N	N	N	P
Motel or Hotel (S. 402) (See also "Bed and Breakfast Inn")	N	N	N	N	N	P
Office	N	N	N	N	P	P
Personal Services (includes tailoring, custom dressmaking, haircutting/styling, dry cleaning, shoe repair and closely similar uses) (See also as accessory use in this table)	N	N	N	N	P	P
Repair Service, Household Appliance	N	N	N	N	P	P
Restaurant with drive-thru service (S.402)	N	N	N	N	N	SE
Restaurant, other than above	N	N	N	N	P	P
Retail Store (not including commercial uses listed individually in this table)	N	N	N	N	P	P
Target Range (S. 402)						
- Completely Indoor and Enclosed	SE	N	N	N	N	P
- Other	P	N	N	N	N	N

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- N = Not Permitted
- (S. 402) = See Additional Requirements in Section 402
- (S. 403) = See Additional Requirements in Section 403
- * Outdoor Storage visible from a dwelling or public street shall be prohibited.
- *** Gasoline and propane sales and outdoor storage shall be prohibited.

TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS					
	OSR	R-1	R-2	R-3	TC	C
<u>COMMERCIAL USES (Cont.)</u>						
Tavern which may include a State-licensed micro-brewery	N	N	N	N	SE	P
Theater, Indoor, other than an Adult Use	N	N	N	N	SE	P
Trade/Hobby School	N	N	N	N	P	P
Veterinarian Office (S. 402)	N	N	N	N	N	P
<u>INDUSTRIAL USES</u>						
Asphalt Plant	N	N	N	N	N	N
Building Supplies and Building Materials, Wholesale Sales of	N	N	N	N	N	P
Distribution as a principal use	N	N	N	N	N	P
Finishing of Previously Prepared Resin, Vinyl, Polymer or Rubber Products	N	N	N	N	N	P
Industrial Equipment Sales, Rental and Service, other than vehicles primarily intended to be operated on public streets	N	N	N	N	N	P
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N	N	N
Junk Yard (S. 402)	N	N	N	N	N	N
Liquid Fuel Storage for off-site distribution and use, other than: auto service station, propane distributor, pm- packaged sales or fuel tanks for company vehicles	N	N	N	N	N	N
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:						
- Apparel, Textiles, Shoes and Apparel Accessories	N	N	N	N	N	P
- Cement, Gypsum, Concrete or Plaster Products	N	N	N	N	N	N
- Ceramics Products (other than Crafts Studio)	N	N	N	N	N	N
- Chemicals, Bulk Manufacture or Bulk Storage of Highly Hazardous or Toxic Chemicals	N	N	N	N	N	N
- Chemical Products that are not highly hazardous or toxic (other than Pharmaceuticals)	N	N	N	N	N	N
- Electrical and Electronic Machines, Supplies and Equipment	N	N	N	N	N	P
- Fabricated Metal Products	N	N	N	N	N	N

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TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS					
	OSR	R-1	R-2	R-3	TC	C
INDUSTRIAL USES (cont.)						
Manufacture and/or bulk processing of the following, provided that manufacturing occurs only indoors:						
Food and Beverage Products, at an industrial scale as opposed to a clearly retail scale (not including uses listed individually in this table)	N	N	N	N	N	P
Furniture and Wood Products (not including raw paper pulp)	N	N	N	N	N	P
Glass and Glass Products (other than crafts studio)	N	N	N	N	N	P
incineration, Reduction, Distillation, Storage or Dumping of Slaughterhouse Refuse, Rancid Fats, Garbage, Bones, Dead Animals or Offal (other than within an approved solid waste facility)	N	N	N	N	N	N
Jewelry and Optical Goods (other than Custom Crafts)	N	N	N	N	P	P
Leather, Clay and Pottery Products (other than Custom Crafts)	N	N	N	N	N	P
Manufactured or Modular Housing	N	N	N	N	N	N
Metal Products, Primary	N	N	N	N	N	N
Microelectronic Components	N	N	N	N	N	P
Paper and Cardboard Products (not including manufacture of raw paper pulp)	N	N	N	N	N	N
Paper -Raw Pulp	N	N	N	N	N	N
Paving or Roofing Materials,	N	N	N	N	N	N
- Pharmaceuticals	N	N	N	N	N	N
- Plastics, Polymers, Resins or Vinyl	N	N	N	N	N	N
- Products from Previously Manufactured Materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	N	N	N	N
- Rubber, Natural or Synthetic	N	N	N	N	N	N
- Scientific, Electronic and Other Precision Instruments	N	N	N	N	N	P
- Soaps, Detergents, Paints, Varnishes or Enamels	N	N	N	N	N	N
- Transportation Equipment	N	N	N	N	N	N

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TYPES OF USES (See definitions in Article 2)	ZONING DISTRICTS					
	OSR	R-I	R-2	R-3	TC	C
<u>INDUSTRIAL USES (cont.)</u>						
Mineral Extraction (see S. 402) and related processing, stockpiling and storage	N	N	N	N	N	N
Packaging	N	N	N	N	N	N
Package Delivery Services Distribution Center	N	N	N	N	N	N
Printing or Bookbinding	N	N	N	N	N	P
Recycling Collection Center (see S. 402)	N	N	N	N	N	SE
Recycling Center, Bulk (other than a solid waste disposal or transfer facility)	N	N	N	N	N	N
Research and Development, Engineering or Testing Facility or Laboratory	N	N	N	N	N	P
Sawmill/ Planing Mill	N	N	N	N	N	N
Self-Storage Development (see S. 402)	N	N	N	N	N	P
Slaughterhouse or Stockyard (see S. 402)	N	N	N	N	N	N
Solid Waste Transfer Facility (see S. 402)	N	N	N	N	N	N
Trucking Company Terminal	N	N	N	N	N	N
Warehousing as a Principal Use (warehousing is also permitted as an accessory use to a permitted principal business on the same lot)	N	N	N	N	N	P
Welding	N	N	N	N	N	SE
Wholesale Sales	N	N	N	N	N	P
<u>INSTITUTIONAL USES</u>						
Cemetery (see Crematorium below)	P	N	P	P	N	P
College or University - Educational and Support Buildings	N	N	N	N	P	P
Community Center or Library	N	P	P	P	P	P
Crematorium, which shall be limited to within a cemetery, and shall have a minimum lot area of 5 acres	SE	N	N	N	N	N
Day Care Center, Adult (see S. 402)	N	N	N	N	N	P
Day Care Center, Child (see S. 402) (See also as an accessory use)	N	N	N	N	N	P
Hospital	N	N	N	N	N	P
Membership Club, other than an "After Hours Club" or "Tavern"	N	N	N	N	SE	P
Nursing Home or Personal Care Home (see S.402)	N	N	N	N	SE	P

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TYPES OF USES	ZONING DISTRICTS					
	OSR	R-1	R-2	R-3	TC	C
(See definitions in Article 2)						
INSTITUTIONAL USES (Cont.)						
Place of Worship (see S. 402)	P	P	P	P	P	P
School, Public or Private, Primary or Secondary (see S.402)	P	P	P	P	P	P
PUBLIC/SEMI-PUBLIC						
Borough-Owned Uses	P	P	P	P	P	P
Government Facility, other than: offices, Borough-Owned Uses, public schools and other uses listed separately anywhere in this Section 306	N	N	N	N	P	P
Emergency Services Station, which may include a supporting social club building or facility	N	N	P	P	P	P
Publicly-Owned Recreation	P	P	P	P	P	P
Public Utility Facility (See also Section 114)	N	N	N	N	SE	P
Swimming Pool, Non-household (see S. 402)	P	P	P	P	P	P
U.S. Postal Service Facility (owned or leased)	N	N	P	P	P	P
<u>ACCESSORY USES</u>						
See list of additional permitted uses in Section 306.C., such as "Residential Accessory Structure or Use"						
See Additional Requirements in Section 403 for Specific Accessory Uses.						
Bees, Keeping of (see S. 403)	P	P	P	P	P	P
Day Care Center accessory to and on the same P lot as an existing lawful Place of Worship, with a minimum lot area of 12,000 square feet	P	P	P	P	P	P
Day Care, Child (see S. 403 and definitions in S. 202):						
- Child Day Care accessory to an existing dwelling involving up to 3 children not related to caregiver	P	P	P	P	P	P
- Family Day Care Home accessory to an existing dwelling involving 4 to 6 children not related to caregiver	P	P	P	P	P	P
- Group Day Care Home	N	N	SE	SE	P	P
Home Occupation, General (see S. 403)	SE	SE	SE	SE	P	P
Home Occupation, Light (see S. 403)	P	P	P	P	P	P
MISCELLANEOUS USES						
Parking Lot as the Principal Use of a Lot	N	N	N	N	N	SE
All Uses that will be unable to comply with the performance standards standards of this ordinance, especially including the "Environmental Protection" requirements of Article 5	N	N	N	N	N	N
Livestock, Raising of	N	N	N	N	N	N

306.C. Permitted Accessory Uses in All Districts. An accessory use of a dwelling is only permitted if such use is customarily incidental to the residential use and is specifically permitted by this Ordinance. The following are permitted by right as accessory uses to a lawful principal use in all districts, within the requirements of Section 403 and all other requirements of this Ordinance:

1. Standard Antennae, including antennae used by contractors to communicate with their own vehicles*
2. Fence* or Wall*
3. Garage, Household
4. Garage Sale*
5. Home Occupation
6. Keeping of Pets*
7. Parking or Loading, Off-Street, only to serve a use that is permitted in that district
8. Recreational Facilities, non-commercial, limited to use by: residents of a development or students at a primary or secondary school or center for the care and treatment of youth, and their occasional invited guests
9. Residential accessory structure (see definition in Article 2) * Car Port
10. Signs, as permitted by Article 7
11. Swimming Pool, Household *
12. Such other accessory use or structure that the applicant proves to the satisfaction of the Zoning Officer is clearly customary and incidental to a permitted by right, special exception or conditional principal use.
13. Windmills, Solar & other Alternative Energies
* See standard for each in Section 403.

306.D. Permitted Accessory Uses to Business and Institutional Uses. The following are permitted by right accessory uses only to a permitted by right, special exception or conditional commercial, industrial or institutional use, provided that all requirements of this Ordinance are met:

1. Amusement machines, coin or token operated as accessory uses
2. Outdoor or indoor food, beverage and toy machines, coin operated*
3. Outdoor or indoor newspaper sales machines, coin operated*
4. Outdoor or indoor telephones, coin operated*
 - Such uses completely inside an enclosed principal building are permitted by right accessory uses to any use.
5. Storage of fuels for on-site use or to fuel company vehicles
6. The following accessory uses, provided that the use is clearly limited to employees, patients, residents and families of employees of the use and their occasional invited guests:
 - a. Internal cafeteria without drive-thru service,
 - b. Day care center or
 - c. Noncommercial recreational facilities.
7. Such other accessory use or structure that the applicant proves to the satisfaction of the Zoning Officer is clearly customary and incidental to a permitted by right, special exception or conditional principal use.

306.E. Permitted Essential Services. The following are "Essential Services" that are permitted by right as a principal or as an accessory use in all districts:

Essential Services Exempt from Lot Area and Setback Requirements. The following essential services are not required to meet the accessory or principal structure setback, lot area or other lot requirements of this Ordinance, except that any newly created lot shall meet the applicable lot requirements if future building or subdivision of the lot would reasonably be possible for a different use.

- a. Electrical transformers as an accessory use to dwellings.
- b. Utility poles, pipes and lines.
- c. Water supply and storage facilities and on-lot septic systems, provided that central water storage tanks shall meet the minimum principal building setbacks.
- d. Sewage pumping stations provided such use is setback a minimum of 75 feet from any dwelling or any residential lot line.
- e. Stormwater management facilities.
- f. Shelters and benches for buses that transport school children or that are owned, operated or financed by a public transit authority.
- g. U.S. mailboxes and boxes for receiving individual newspapers.
- h. Railroad lines.
- i. Engineered retaining walls that are clearly necessary to hold back slopes.
- j. Ramps primarily intended for handicapped access.
- k. Ground level porches and steps leading into the entrance of a building.
- l. Construction. Temporary storage of vehicles and materials and/or construction office trailers that are clearly needed and being actively used for current construction on the same or an adjacent lot or within the same development, provided all of the following conditions are met:
 - 1) such items are removed from the site within 30 days of completion of the portion of the construction that they relate to;
 - 2) such items shall only be stored on a lot while the related Borough building permit or zoning permit is actively still in effect; and
 - 3) such items shall be kept a minimum of 30 feet from an occupied • primarily residential lot.

2. See also exemptions for certain projections into yards in Section 803.B.

3. See Section 508 concerning waste dumpsters.

307. AREA, YARD AND BUILDING RESTRICTIONS BY DISTRICT.

307.A. The following area, yard and building requirements shall apply for the specified zoning district, unless a more restrictive requirement for a specific use is required by Sections 402 or 403 or another section of this Ordinance. All measurements shall be in feet unless otherwise stated. See definitions of terms (such as lot width) in Section 202.

Zoning District: Type of Use	Min. Lot Area (sq.ft.) *****	Min. Lot Width measured at min. building setback line	Min. Front Yard Setback	Min. Rear Yard Setback **	Min. Side Yard Setback ** (each)	Max. Building Coverage
<p>OSR District:</p> <p>a) See Section 307.D. for a lot proposed to be created after the adoption of this Ordinance that will involve slopes over 15 percent.</p> <p>b) Single Family Cluster Development meeting Section 307.E.</p> <p>c) Other allowed principal use</p>	<p>a) See Section 307.D.</p> <p>b) 11,000</p> <p>c) 20,000</p>	<p>a) See Section 307.D.</p> <p>b) 70</p> <p>c) 80</p>	25 (10 feet of which may include an unenclosed front porch)	30	10	25%, except as provided in Section 307.D.
<p>R-1 District:</p> <p>a) Single family detached dwelling *</p> <p>b) Other allowed principal use</p> <p>All dwellings shall have a minimum principal building width and length of 16 feet (not including unenclosed structures).</p>	<p>a) 11,000</p> <p>b) 15,000</p>	<p>a) 70</p> <p>b) 80</p>	25 (10 feet of which may include an un-enclosed front porch)	25	8, except 0 at the shared lot line of attached twin dwellings	30%
<p>R-2 District:</p> <p>a) Single family detached dwelling *</p> <p>b) Twin dwelling unit *</p> <p>c) Townhouse *</p> <p>d) Conversions of an existing building into additional numbers of dwelling units - See Section 402</p> <p>e) Other allowed principal use</p>	<p>a) 6,000</p> <p>b) 4,500 per dwelling unit</p> <p>c) minimum average of 3,000 per dwelling unit</p> <p>e) 6,000</p>	<p>a) 40</p> <p>b) 30 per dwelling unit</p> <p>c) 18 per dwelling unit (30' end units)</p> <p>d) 60</p> <p>e) 60</p>	15 (10 feet of which may include an unenclosed front porch)	25	5, except 0 at the shared lot line of lawfully attached dwellings *****	60%

Zoning District: Type of Use	Min. Lot Area (sq.ft.) *****	Min. Lot Width measured at min. building setback line	Min. Front Yard Setback	Min. Rear Yard Setback **	Min. Side Yard Setback ** (each)	Max. Building Coverage
<p>R-3 District:</p> <p>a) Single family detached dwelling *</p> <p>b) Twin dwelling unit *</p> <p>c) Townhouse *</p> <p>d) Apartments *****</p> <p>e) Manufactured home parks shall meet the requirements for such use as stated in Section 402, instead of the requirements of this Section</p> <p>f) Other allowed principal use</p>	<p>a) 2,700</p> <p>b) 2,700 per dwelling unit</p> <p>c) minimum average of 2,700 per dwelling unit</p> <p>d) minimum average of 2,700 per dwelling unit *****</p> <p>e) See Section 402</p> <p>f) 6,000</p>	<p>a) 35</p> <p>b) 30 per dwelling unit.</p> <p>c) 18 per dwelling unit (30' end units)</p> <p>d) 60</p> <p>e) See Section 402</p> <p>f) 60</p>	15 (10 feet of which may include an unenclosed front porch)	25	5, except 0 at the shared lot line of lawfully attached dwellings *****	60%
<p>TC District:</p> <p>a) Any allowed principal non-residential use, which may include accessory dwelling units</p> <p>b) Allowed principal residential use(s) shall meet the same requirements as the R-3 district</p>	<p>a) 2,700, plus 1,000 per accessory dwelling unit (where permitted)</p> <p>b) See R-3 standards</p>	<p>a) 20</p> <p>b) See R-3 standards</p>	10 (10 feet of which may include an unenclosed front porch)	10	4	75%
<p>C District:</p> <p>Any allowed use</p>	15,000	80	15 ***	15 ***	10 ***	60%

Notes: Corner lot setbacks - see Section 803.B.

- * = Each dwelling unit is required to be on its own fee-simple or condominium lot.
- ** = Except 2 feet for a permitted detached structure that is accessory to a dwelling.
In no case shall a vehicle garage be located less than 5 feet from the right-of-way of a street or alley.
 - No setback is required for a structure that is accessory to a dwelling from a lot line along which two dwellings are attached (such as a lot line shared by twin dwellings).
 - See Section 803.B. which provides exceptions from setbacks for certain structures.
 - See Section 403 for swimming pools.
- *** = Except 40 feet minimum setback for any new or expanded portion of an industrial building or truck loading dock from the lot line of a principal residential use.
- **** = New principal buildings including 6 or more dwelling units shall be setback a minimum of 25 feet from the lot line of any existing single family detached dwelling.
- ***** = Shall be an average lot area per dwelling unit. The lot area per dwelling unit may be reduced to 1,500 square feet if a lot includes 6 or more dwelling units and all the units are permanently restricted by deeds and leases to persons age 55 and over, or age 62 and older, the physically handicapped and their spouses.
- ***** = See Section 307.C. for buildings without public water and sewage services.

Abbreviations: sq. ft. = square feet; min. = minimum; max. = maximum

Minimum average lot area per dwelling unit shall be calculated after deleting street right-of-way, but may include common open space and stormwater detention basins.

307.B. Height. All districts shall have a maximum height for buildings of 3.5 stories and 35 feet, whichever is more restrictive, except as follows:

1. unless specifically stated otherwise in this Ordinance for a specific use;
2. 'except as exempted by Section 802 "Height Exceptions";
3. except residential accessory structures on lots of less than 1 acre, which shall have a maximum height of 1.5 stories (with the ½ story limited to non-habitable storage areas) and 18 feet.

307.C. Sewage and Water Service. Be served with public water/sewage in accordance with Ordinance 2000-11

307.D. Steep Slopes in the OSR District. If a new lot is proposed to be created within the OSR district after the adoption date of this Ordinance, and slopes over 15 percent on such lot will be used for building purposes, then the following additional requirements shall apply:

Site Plan. The applicant shall provide a site plan drawn to scale that shows: a) the proposed lot lines, b) the existing and proposed contours and c) existing and proposed building locations, or the outer perimeter of areas that will be authorized for use for a principal building.

2. If a proposed new lot would involve a new principal building on an area with an average slope of over 15 percent but less than 25 percent, then the minimum lot area shall be 43,560 square feet (1 acre).
3. If a proposed new lot would involve a new principal building on an area with an average slope of 25 percent or greater, then the minimum lot area shall be 3 acres.
4. This Section 307.D. shall not apply to slopes that were man-made. Natural slopes of over 15 percent shall not be regraded in such a manner as to circumvent the requirements of this Ordinance.
5. As part of development under this Section 307.D., removal of healthy trees with a trunk width of over 6 inches (measured at a height 3.5 feet above the ground level) shall be minimized. The Site Plan shall show wooded areas to be removed or preserved, and the intended methods of preservation.

307.E. Single Family Cluster Development.

1. This section offers an option to applicants for lands within the OSR district. If all of the requirements of this Section 307.E. are met, then an applicant may be permitted to reduce the minimum lot area to 11,000 square feet, as stated in the table in Section 307.A.
2. A minimum of 30 percent of the total lot area of the development tract shall be permanently preserved in "Open Space, Common" (as defined in Section 202).
3. The applicant shall prove that the development has been designed to preserve important natural features in an attractive manner, and to cluster home sites on the most appropriate portions of the land.
4. The method of ownership of the Common Open Space shall be approved by Borough Council, after review by the Planning Commission and the Borough Solicitor. For example, such lands may be owned and maintained by an incorporated homeowners association, provided that homeowners are legally bound to contribute towards the maintenance of the open space.
5. Borough Council may require that the applicant complete improvements to the Common Open Space so that it will be suitable for its intended purpose, such as planting trees, installing temporary fencing to preserve trees during construction, and removing debris.
6. Each dwelling unit on a lot of less than one acre shall be served by both public sewage service and public water service.

307.F. River and Creek Setbacks in the OSR and R-1 Districts. No building and no off-street parking area or commercial or industrial storage area shall be located within the following distances:

1. 40 feet from the centerline of Fireline Creek in the R-1 district;
2. 75 feet from the top of the primary bank of the Lehigh River in the OSR district.

307.G. Landscaped Area. See Section 804.