

ARTICLE 3

R-1 RESIDENCE DISTRICT

300 District Purposes

The purposes of this district are to provide for and maintain medium density, residential development, to preserve and protect open spaces and to provide for and regulate certain uses permitted only by special exception.

301 Uses Permitted by Right

A building may be erected, altered or used and a lot or premises may be used for only one or more of the following uses:

1. Single-family detached dwelling.
2. Recreation, park or play area.
3. Municipal or public use.

302 Uses Permitted by Special Exception

The following uses shall be permitted by special exception only, subject to the applicable provisions of Articles 11 and 14:

1. Charitable or nonprofit use.
2. Private club, subject to Section 1104.
3. Religious use, including accessory dwelling.
4. Educational use, excluding commercial education.
5. Family day care home, subject to Section 1108.
6. Day care center, subject to Section 1103.
7. Major home occupation, subject to Section 1102.
8. Public utility, except garages, warehouses, storage yards and towers.
9. Residential conversion resulting in a two-unit dwelling, subject to Section 1105.

303 Accessory Uses and Structures

1. Off-street parking, subject to Article 8.
2. Storage shed, subject to applicable provisions of Section 1004.
3. Private swimming pool, subject to Borough Ordinance 1101.
4. Satellite antenna, subject to Borough Ordinance 1165.
5. Sign, subject to Article 9.
6. Minor home occupation.
7. Small collection facility for recycling, located on public land, subject to applicable provisions of Section 1010.
8. Decks, subject to Section 1014.
9. Any accessory use on the same lot with and customarily incidental to any of the uses permitted above and not detrimental to the neighborhood.

304 Area and Bulk Regulations

Unless specifically stated otherwise, the following shall be minimum requirements:

1. Single-Family Detached Dwelling
 - a. Lot size - Five thousand five hundred (5,500) square feet.
 - b. Lot width - Fifty (50) feet.
 - c. Front yard - Twenty-five (25) feet, which may be reduced to fifteen (15) feet on the long side of a corner lot.
 - d. Side yards - Twenty (20) feet aggregate and eight (8) feet minimum.

- e. Rear yard - Twenty (20) feet.
- f. Building coverage - Thirty (30) percent, maximum.
- g. Height - Thirty-five (35) feet or three (3) stories, maximum.